

El Paso County Parcel Information

File Name **SP-18-006**
 CC-18-001/P-18-006

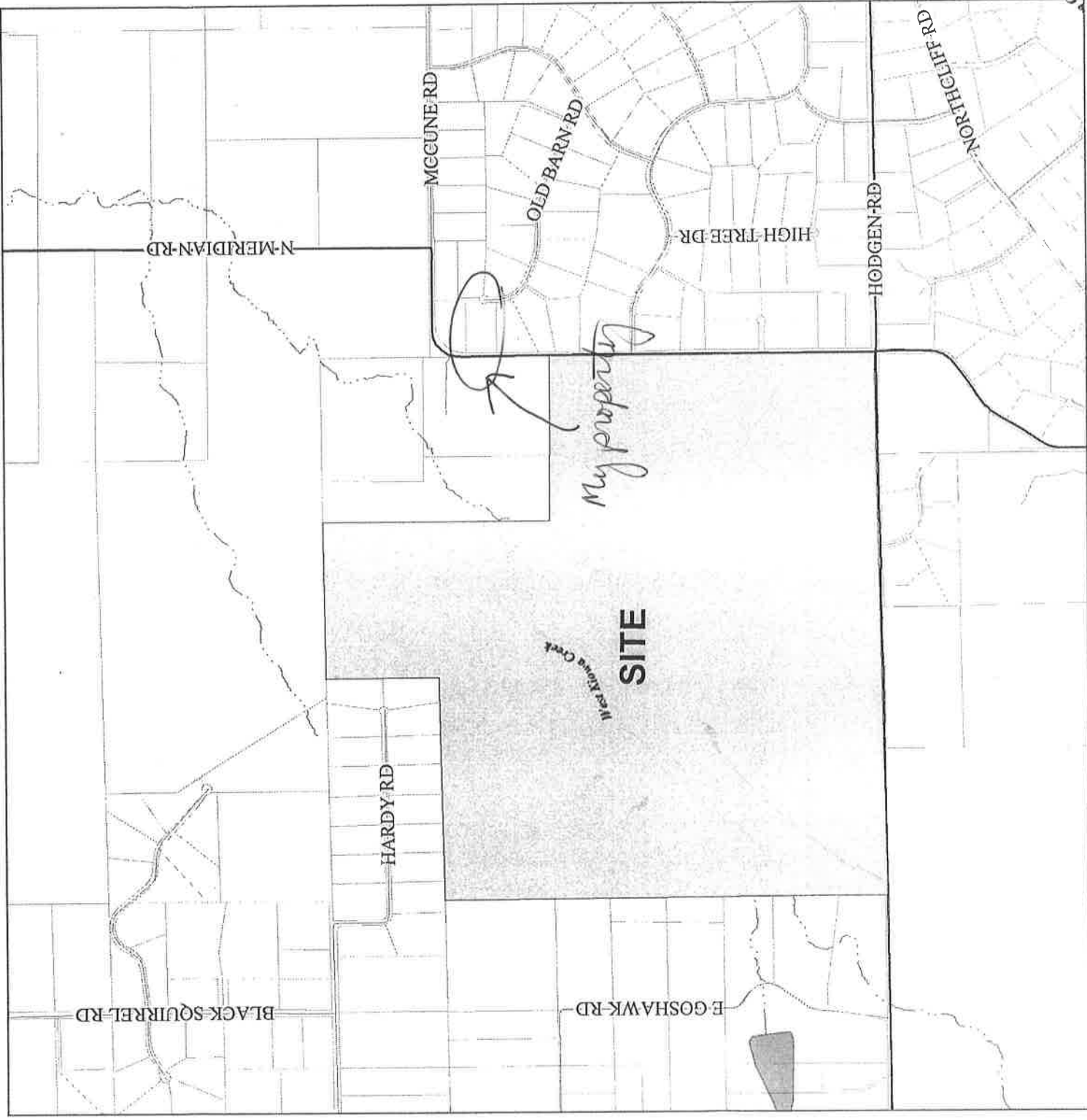
PARCEL NAME
 510000493 MCCUNE RANCH LLC

Zone Map No. **-**

PO BOX 36
 ADDRESS ELBERT CITY STATE CO

ZIP 80106
 ZIPLUS 0036

Date: MAY 16, 2019



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd
 Colorado Springs, CO 80907
 (719) 520-6600



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5-24-19

The 143 lots as planned are okay with me.

I am not in support of the commercial lot, it is a highly frequented corner where animals frequent and would be better served as a community park. Having business' established there will take away from the country setting that so many of us in the area moved here to enjoy.

Respectfully,

Christine Pothumus

Property owner of:

12295 Old Barn Rd

Elbert, CO 80106



David & Christine King
11920 Quiet Waters Point
Elbert, CO 80106
Ph # 719-491-3274
Ourredbarnfarm@gmail.com



May 23rd, 2019

Dear El Paso County Planning Commission and County Commissioners,

Thank you for allowing us the opportunity to express our strong opposition to any rezoning of the McCune Ranch. As adjacent property owners we will be directly and hugely impacted by the decision that you make.

A year ago, we (Christine {a pastor} and I {an educator}) invested our life savings to purchase the original McCune Ranch headquarters. Since then, we have completely restored the historic 1914 farmhouse and have put the beautiful old barns back into use for our small family farm which produces pork, eggs, produce, and a whole lot of fun for our family and friends. Living close to the land and raising our 3 daughters and son in an authentically rural and self-sustaining environment has been a lifelong dream that is now coming to fruition. Just like Mr. McCune and his father, I will live out the rest of my days enjoying and caring for this ranch.

MarySue (McCune) and Jason Liss have been nothing but wonderful to us and we consider ourselves very blessed to know them. However, we are surprised that the ranch is under contract to be developed. It's just a very sad thing to imagine 143 homes being built in what is currently one of the most beautiful and serene landscapes in our county. While we understand that we can't stop the progress of developers, I absolutely believe in and appreciate the democratic process and know that my voice and the voices of our neighbors are important ones to be heard in this process.

At the public meeting that was held on Dec 4th at Latigo, there was not a single person that I heard out of 75+ neighbors who supported any rezoning of the McCune Ranch. We (the collective neighbors) are exceptionally opposed to all 3 of the proposals being considered. If you were there, you likely heard some of these concerns raised from our community:

1. **We live here for the rural and open spaces, and will not support any rezoning** (whether the ultimate density for the entire project is the same or not)... we don't want to look at 143 houses many/most of which will be sitting on 2.5 acre lots. It would be extremely impactful to us if any of these rezoning proposals were granted.
2. We don't want a "convenient store," and anyone who lives out here will tell you, that we're used to planning ahead, and we don't want or need that corner store drawing strangers into our community. There are a lot of mule deer, antelope, and elk that call that corner their home, and we've moved here to enjoy them, not a convenient store. As was said at the meeting... **those who want convenience should live closer to town, but please... do not bring the town to us, we don't want it!** This entire project (rezoning or not) would/will change our community and landscape drastically enough... but please do not rezone any of the McCune ranch.

3. We all know that this developer could still make millions subdividing the ranch within the current zoning... but **please do not depreciate our homes and underappreciate our way of life just so this developer can make a few million dollars more.** And yes, we realize that the homes that would be built will likely be huge beautiful homes that would increase our property values in terms of dollars, but again... we are rural people who do not plan to sell, and who value enjoying our views of the country side far more than the esteem of our property values. We do not have any interest in overlooking a "Flying Horse North" type development... no matter how nicely it may turn out.
4. We are nature lovers, conservationists, and hunters. This development will forever disrupt the wildlife that we've moved here to live among.
5. There are many neighbors concerned about depleting the aquifers as well. We do not value the "overall density will be the same" argument. We've known too many families who were in this exact situation and were told by the "experts," "there's plenty of water..." only to be trucking in their water after a couple short years. We do not approve of the rezoning or the project overall.

I really do appreciate each of you who have taken the time to read through my input! Before you cast your vote, **please consider who your constituents are (they are honest country people). Who you are most devoted to represent... is it the hundreds of opposing honest country people from Northeast El Paso County, or is it the single millionaire developer.** Please do not base your decision solely on the extra tax dollars a denser development will generate. I believe we both know that if these house are not built here, they'll be built somewhere else in the county and generate the same dollars. This has nothing to do with dollars for us, but it has everything to do with us needing your help upholding the zoning that we agreed to live next to. While I may be the new guy on the block, we were still here first, and we bought next to property that was zoned a certain way... and we'd appreciate it dearly if you'd hold your ground and maintain the zoning exactly as is despite the sales pitches of the developer and attorneys.

Thank you for your service to our community and your support of our concerns! Please give me a call if there is any way that I might be of assistance. I do plan to attend both of the upcoming meetings to reiterate my concerns.

Respectfully,



David, Christine, Taylor, Hunter, Reagan, & Landon King





COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

COLORADO

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 15, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

CC-18-001

MAP AMENDMENT (REZONE) WINSOME

RUIZ

A request by McCune Ranch, LLC, for approval of a map amendment (rezoning) of 7.88 acres from the A-35 (Agricultural) zoning district to the CC (Commercial Community) zoning district. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1)

X
Against

For

No Opinion

P-18-006

MAP AMENDMENT (REZONE) WINSOME

RUIZ

A request by McCune Ranch, LLC, for approval of a map amendment (rezoning) of 350.26 acres from the RR-5 (Residential Rural) and A-35 (Agricultural) zoning districts to the RR-2.5 (Residential Rural) zoning district. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1)

X
Against

For

No Opinion

SP-18-006

PRELIMINARY PLAN WINSOME

RUIZ

A request by McCune Ranch, LLC, for approval of a preliminary plan of 766.66 acres to create 143 single family residential lots with an overall density of one dwelling unit per five acres, one commercial lot, 151.238 acres of open space, and right-of-way. The property is presently spilt zoned between the RR-5 (Residential Rural) zoning district and the A-35 (Agricultural) zoning district. The applicant has submitted concurrent applications for two map amendments to the RR-2.5 (Residential Rural) and CC (Commercial Community) zoning districts. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1)

X
Against

For

No Opinion

Comments: Please see attached letter. Thank you.

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

Your Name: David C. King (pleaseprint)

Address: 1120 Quiet Waters Point

Property Location: Adjacent Property Owner (NE of property intersection) Phone 719-491-3274



El Paso County Parcel Information

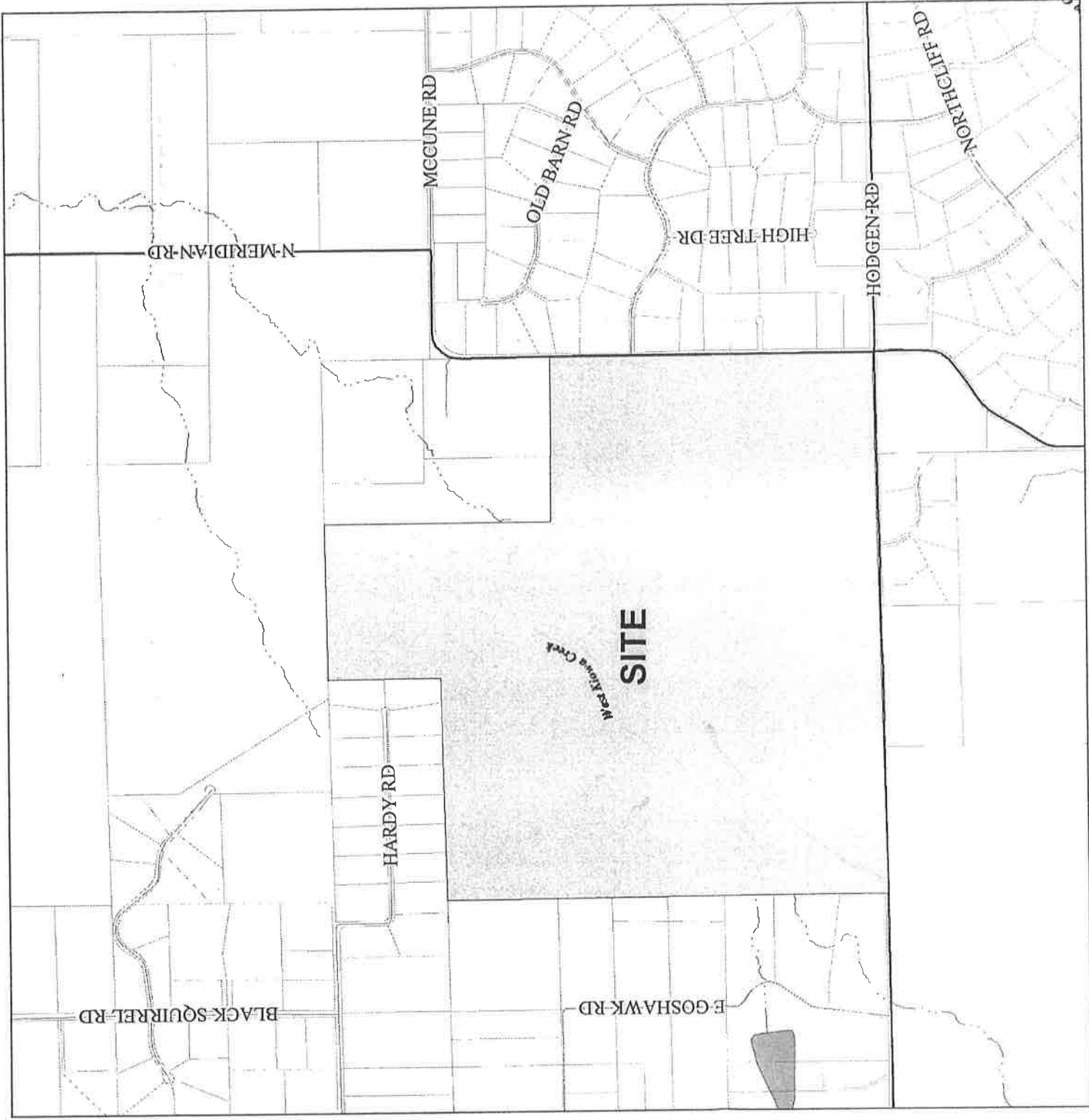
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Zone Map No. **-**

PARCEL NAME
5100000493 | MCCUNE RANCH LLC

ADDRESS CITY STATE
PO BOX 36 | ELBERT | CO

Date: **MAY 16, 2019**
ZIP ZIPPLUS
80106 | 0036



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