

# EL PASO COUNTY



## COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 23, 2020

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

**SF-19-014**

**PARSONS**

**FINAL PLAT  
 BENT GRASS RESIDENTIAL FILING NO. 2**

A request by Challenger Communities, LLC, for approval of a final plat to create 178 single-family residential lots. The 68.55 acre property is zoned PUD (Planned Unit Development) and is located north of Woodmen Road, west of Meridian Road, and east of Golden Sage Road. (Parcel Nos. 53010-00-036, 53010-00-037, 53010-00-020, and 53010-00-021) (Commissioner District No. 2) **Type of Hearing: Quasi-Judicial**

Comments:	For _____ Against _____ No Opinion _____
	PLEASE REFER TO ATTACHED LETTER AND PHOTOS

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on April 7, 2020.** The meeting begins at 1:00 p.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs. **\*\* NOTE CHANGE TO HEARING ROOM AND TIME \*\***
- **The item will also be heard by the El Paso County Board of County Commissioners on April 28, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/elpaso-county-planning-commission/planning-commission-2020-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

  
 Kari Parsons, Planner III

Your Name: MICHAEL J. AND KATHLEEN HARE

  
 (signature)

Address: 11410 OWL PLACE, PEYTON, CO 80831-8110

Property Location: FALCON RANCHES LOTS 8 Phone 719-495-3476

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

MICHAEL J AND KATHLEEN HARE

March 28, 2020

El Paso County Planning and Community Development Department  
Attn: Kari Parsons  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

Re: Request for contractor to redress encroachment on our property and erect a barrier to prevent future erosion from affecting our lot

Dear Kari:

This letter is in response to your notice of March 23 regarding the Final Plat of Bent Grass Residential Filing Number 2.

We have no opinion per se on the approval of the proposed development, other than Challenger Communities LLC respecting the building height restrictions already recorded for the southeast corner of the development adjacent to our property.

However, we are requesting correction of encroachment on our property (Falcon Ranchettes Lot 8) caused by ongoing grading operations.

As you will see from the attached photos, the grading operation moved dirt onto our boundary fence at the northwest corner of our lot, and forced the bottom of the fence out of position in several places.

Note that just north of our property the contractor erected a straw barrier on the same edge of Filing #2 to prevent the grading from interfering with the homes built in Phase 1 of this development. However, our lot has been afforded with no such protection. If this isn't corrected, future erosion from Filing #2 will further impact our property. Please request that the omission of a suitable barrier be corrected.

Thank You,



Kathleen Hare



Michael J Hare

FALCON RANCHETTES LOT 8  
11410 OWL PLACE • PEYTON, CO • 80831-8110  
PHONE: 719-495-3476



**Photo #1 - Grading of Bent Grass Filing #2 is encroaching on our lot (view looking south along the western edge of our lot)**

- Southeast edge of Bent Grass Filing #2, Northwest edge of Lot 8 Falcon Ranchettes (11410 Owl Place)
- The graded dirt is distending our fence and impinges on our lot
- Erosion of this bank will impact our property if not properly controlled
- This boundary lacks the straw barrier that was erected to protect the homes north of our lot (see Photo #3)



**Photo #2 - Closeup of graded dirt forcing our fence out of position and encroaching on our property**



**Photo #3 - Straw barrier on east boundary of Bent Grass Filing #2 adjacent to west boundary of Phase 1 Challenger Homes (view looking north)**

- Grading contractor prevented encroachment on existing Phase 1 Challenger Homes in Bent Grass Development by installation of a straw barrier
- No such barrier has been erected to protect the west edge of our property