

# EL PASO COUNTY



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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**

_____	X _____	_____
For	Against	No Opinion
Comments: _____		
See Attached comments 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/el-paso-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*  
Kari Parsons, Planner III

Your Name: William Parrish Waller E. Parrish  
(printed) (signature)

Address: 8510 Velvet Antler Way

Property Location: 8510 Velvet Antler Way Phone 719 338-7625

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)

April 5, 2020

William and Marian Parrish

8510 Velvet Antler Way

Peyton, Colorado 80831

Re: Bent Grass Residential Filing No.2 Final Plat

To whom it may concern:

After looking over the final plat of the Bent Grass Residential Filing No.2, we have some major concerns that we feel needs to be addressed before it would get our approval. Therefore, as of now, we are against the Final Plat.

We realize that that there are going to be a lot of houses on this property and that the density is probably not going to change, however, we don't feel that putting six to seven houses per acre next to houses that have one house per five acres is very good planning on the county's behalf.

When the zoning for the property that Bent Grass is developed on was changed from commercial to residential, it was agreed upon that the developers would construct a six-foot-high solid fence along the north side of the property. Our concern is that by putting so many houses next to ours, kids, and others as well will come across our properties where there is room to play, or just to explore. During that meeting, Randal Case, who was the owner of the property and the main person behind the development, even stated that he could build a solid fence, or wall, on a two-foot berm making it equivalent to an eight-foot fence, or wall. **In the 2014 Approved Preliminary Plan under note 6, it is stated that there shall be a pre-fabricated stone or rock fence along the northerly boarder which will be determined by the developer AND the adjacent property owners.** The final plat does not show a wall or a fence, except for split rail fence fifty feet inside the property line. That split rail fence isn't going to stop anyone from coming across our property. Also, no one has come to me and ask about a design for such a fence, and the Approved plan clearly states "and". There needs to be a solid fence to keep people from trespassing onto our property.

Another concern I have is where the drainage from Elkhorn Estates drains onto the Bent Grass development. That happens at the back of our property. There is also a pond right there now that I understand will be taken out (which is too bad because there is a lot of wildlife that uses that pond, but we understand the necessity). When that pond comes out, what is going to be placed through there to stop anyone from crossing onto our property? I don't think a pre-fabricated wall will work through that

area because water still needs to drain through there, but something needs to be done to keep people from crossing over there to our property. The Final Plat does not show anything about that. As long as the pond is there, it does not need to be addressed now, but when that pond is taken out then some kind of fencing that lets water through and people out needs to be done there. This is something that should have been planned for a long time ago, but we have yet to see anything on the plans anywhere that address this issue.

In summary, until a solid fencing has been agreed on and **will be built** along the northerly property of Bent Grass, as previously agreed to and is in the Approved Preliminary Plans, and a plan of action on the drainage of water from our property to Bent Grass that lets water through but keeps people out, we cannot be in favor of the Final Plat.

Thank you for your understanding.

Sincerely,

*William Parrish - Marian Parrish*

William and Marian Parrish

**ELPONENT DATA:**

Planning Zoning PUD  
Total Area: 140.1 Acres  
Number of Lots: 413  
Net Lot Area: 88.0 Acres  
Range Lot Size: 9,281.5 Sq Ft  
Density: 2.9 DU/AC  
W. 30.6 Acres  
Density: 4.7 DU/AC  
Area: 4.1 Acres  
Range/Trail: 8.3 Acres  
Net Size: 9.1 Acres  
Height: 35'  
Building Coverage: 40%

**SUBDIVIDER:**

Thruway, LLC  
10 Circle  
Springs, CO 80919  
33247

**SS #1**

Development  
Thruway Estates Dr., #200  
Springs, CO 80921

SL  
Springs, CO 80903  
73

**General Notes:**

- All streets shall be dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation.
- Public utility and drainage easements shall be provided on all lots as follows:
  - Front: ten (10) feet
  - Side: five (5) feet
  - Rear: seven and one (7.5) feet
  - Subdivision Perimeter: Twenty (20) feet
- All open space/retention/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code as amended and revisions reflected in the Preliminary Plan conditions.
- Ownership and maintenance of all Tracts shall be by the Bent Grass Metropolitan Development District.
- Buffering and screening shall include both fencing and landscaping where appropriate along the perimeter of the project and along the right-of-way lines of Bent Grass Meadows Drive and between charges in land use. Along the right-of-way boundary there shall be a 6' pre-labeled stone or rock fence, the design of which will be determined by the developer and the adjacent property owner.
- See approved Bent Grass Planned Unit Development Plan (PUD-14-002) for detailed design guidelines.
- No direct access to Bent Grass Meadows Drive.
- The following are the districts that serve the subject property:
  - Upper Black Squirrel Ground Water Management District
  - Falcon School District 49
  - Woodmen Hills Metropolitan District-Wastewater
  - Mountain View Electric Association
  - Woodmen Hills Metropolitan District-Water
  - City of Colorado Springs Utilities Department-Gas
  - Falcon Fire Protection District
- Lots adjacent to the southeast property line are restricted to single story homes, maximum 27' in height.
- Pedestrian trails shall be 6' gravel surface.
- The Subdivider(s) agrees on behalf of themselves and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 12-382), as amended, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that at title search would find the fee obligation before sale of the property.
- This development property is included in Woodmen Road Metropolitan District and fees are due at time of building permit.

**Ben**  
**Prelin**  
**Section 1,**  
**Range 65 W of**  
**El Paso**

