

EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 30, 2017

RECEIVED
SEP 07 2017
BY: dg 10:30

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

SF-17-011

PARSONS

FINAL PLAT CARRIAGE MEADOWS SOUTH FILING NO. 1

A request by Lorson Ranch, LLC, and Lorson, LLC Nominee on behalf of multiple owners for approval of a final plat to create 235 single-family residential lots. The 106.61 acre property is zoned PUD (Planned Unit Development) and is located south of Fontaine Boulevard, east of Marksheffel Road and west of the Jimmy Camp Creek main channel. (Parcel Nos. 55220-09-003, 55232-00-001, 55000-00-261, 55000-00-263, 55000-00-264, and 55000-00-343) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For



Against

No Opinion

Comments: 235 single-family lots could be built anywhere else. We will never agree to your site? Will the site above it be built also? The people on phantom way paid extra for the premium lot. We could understand if the proposed lot was going to have a gas station. Why are you guys discriminating/picking on us when there are more established areas for homes.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.) Yet you guys are so diligent on preparing this plot, while leaving other older plots unfinished.

- **This item is scheduled to be heard by the El Paso County Planning Commission on September 19, 2017.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on September 26, 2017.** 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). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx>

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, Project Manager/Planner II

Your Name: James Lee

(printed)

(signature)

Address: 6694 Phantom Way

Property Location: _____ Phone 703 300 7049

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



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

El Paso County Parcel Information

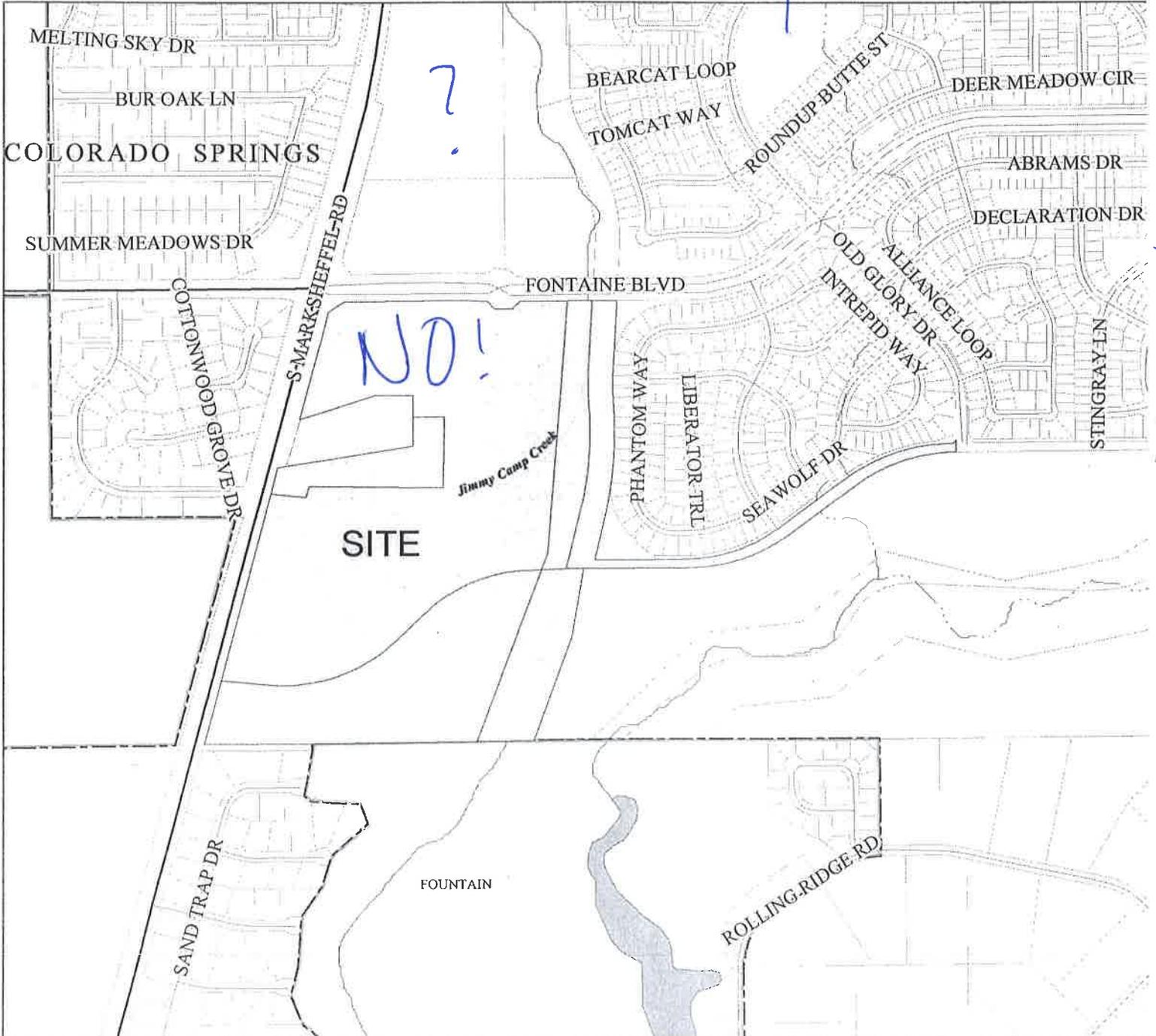
File Name: SF-17-011

Zone Map No.: --

Date: August 30, 2017

PARCEL	NAME
5500000264	LORSON LLC NOMINEE FOR
5500000263	LORSON LLC NOMINEE FOR
5500000343	LORSON LLC NOMINEE FOR
5500000261	LORSON LLC NOMINEE FOR
5523200001	LORSON LLC NOMINEE FOR
5522009003	LORSON RANCH LLC

ADDRESS	CITY	STATE
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO



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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Type of Hearing: **Quasi-Judicial**

_____ For _____ Against _____ No Opinion _____

Comments: _____

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Tyler + Bethany Tessmann
(printed) (signature)

Address: 6682 Phantom Way

Property Location: _____ Phone _____

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



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

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Type of Hearing: Quasi-Judicial

For Against No Opinion

Comments: AS STATED IN THE SAME MEETING IN SPRING 2017, MY VOTE IS AGAINST!
LORE WICKER OLD NOTICING WOULD OCCUR TO THE WEST OF THIS PROPERTY BY THE SIDE OF
ST. ANTHONY HOMES. GIVEN THAT DEVELOPMENT + ROAD CONSTRUCTION HAS ALREADY BEGUN
IN THE AREA IN QUESTION IT'S OBVIOUS OUR VOTE WILL NOT BE COUNTED
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: JOHN MORA GHAH (signature)

Address: 6706 PHANTOM WAY COLORADO SPRINGS CO 80925

Property Location: 6706 PHANTOM WAY Phone: 719-650-1608

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



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