

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

December 20, 2018

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

PUDSP-18-004

RUIZ

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN GARDENS AT NORTH CAREFREE

A request by Mule Deer Investment, LLC, for approval of a map amendment (rezoning) of 11.56 acres from CS (Commercial Service) and RR-5 (Residential Rural) to PUD (Planned Unit Development) and approval of a preliminary plan for 71 residential lots. The property is located at the northeast corner of the Ackers Drive and North Carefree Circle intersection. (Parcel Nos. 53294-11-002 and 53294-00-012) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

X
For

Against

No Opinion

Comments: NONE

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on January 15, 2019.** 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 February 12, 2019.** 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 online submittal portal can be found at: 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-2018-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,

Nina Ruiz, Planner II

Your Name: HAL R BLANCHARD (signature)

Address: MANAGER/manager yellow jacket LLC
400 SO. COLORADO BLVD, STE 500, DENVER, CO 80240

Property Location: 3525 AKERS DRIVE Phone: (303) 399-1600

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: PUDSP-18-004

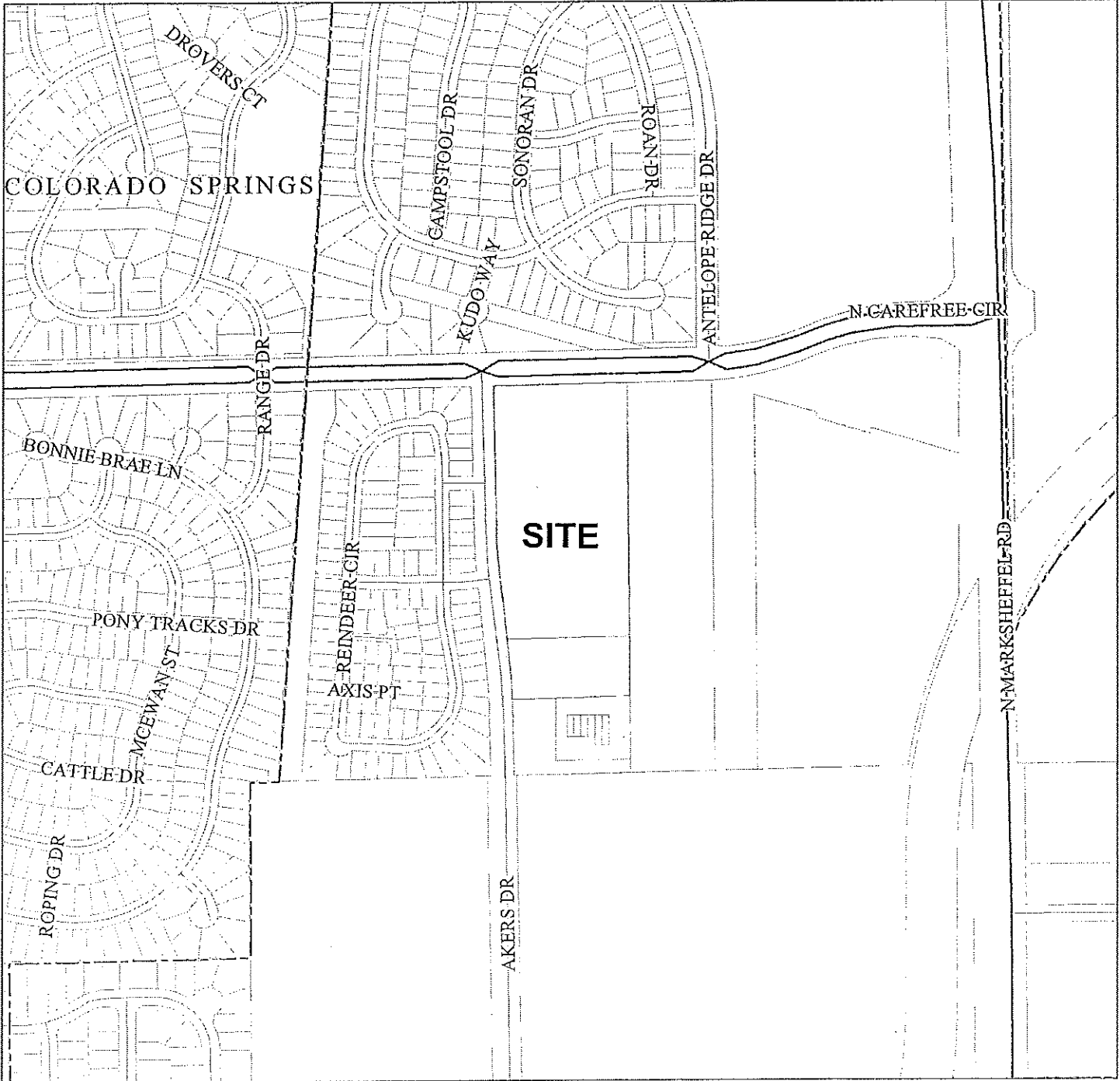
PARCEL	NAME
5329400012	MULE DEER INVESTMENTS LLC
5329411002	MULE DEER INVESTMENTS LLC

Zone Map No. --

ADDRESS	CITY	STATE
2727 GLEN ARBOR DR	COLORADO SPRINGS	CO
2727 GLEN ARBOR DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80920	1466
80920	1466

Date: December 20, 2018



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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CRAIG DOSSEY, EXECUTIVE DIRECTOR
December 20, 2018

Handwritten: R
Stamp: JAN 14 2019
Stamp: BY: _____

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Sincerely,

Nina Ruiz
Nina Ruiz, Planner II

Your Name: HAI R BLANCHARD LLC *(signature)*

Address: MANAGER/ MEMBER yellow ticket LLC *(printed)* 400 So. Colorado Ave, Ste 590, Denver, CO 80240 *(signature)*

Property Location: 3525 AKERS DRIVE Phone: (303) 399-1600

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



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

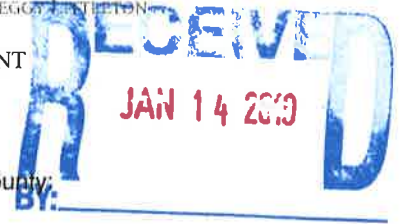
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_____ For _____ Against _____ No Opinion _____

Comments: concern of property value - traffic increase
noise from road.

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Sincerely,

Nina Ruiz, Planner II

Your Name: SOZANNE HENDRICKSEN Suzanne Hendricksen
(printed) (signature)

Address: 6358 MONTERO CIR C13 CO 80915

Property Location: 3709 Kudo Way Phone: (719) 238 9651

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



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