

# 28 Polo

james berwick <drberwick51@hotmail.com>

Tue 1/15/2019 1:01 PM

To: Lobato, Elena <Elena.Lobato@coloradosprings.gov>;

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I am unable to be at the meeting tomorrow because of patient care. I want to register my strong feelings against approval of the variance at 28 Polo. There are no reasons to grant it. The developer plans on it being granted, despite the opposition of the entire community. Politicians generally accede to the request of developers. They do so at their own peril if they ignore the community in this case. I personally will work diligently to remove anyone from office who supports it, and know this to be the feeling of the people who live here. Do the right thing and put this issue to an end, without harming our community. Dr. James Berwick.

Sent from my iPhone

**From:** James Van Hoy <javh@aol.com>  
**Sent:** Tuesday, January 15, 2019 3:05 PM  
**To:** Thelen, Lonna  
**Cc:** Dave St. Andre  
**Subject:** 28 Polo Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Lonna Thelen at City Planning,

We are writing to express our opposition to the building of another house on the lot at 28 Polo Drive. There are several reasons why we are opposed:

1. The one new house already built on this lot does not fit in with the rest of the neighborhood. It is virtually 3 stories high; all of the other homes located nearby are only one to two stories.
2. A large part of the lot at 28 Polo, especially in the rear, is actually part of a landslide, and slopes downward quite significantly.
3. The current owner of the lot put up a large sign in the front (next to the street) with a drawing of two large houses and the statement "Coming Soon". We see that the sign has been taken down. This lot has only had one house on it previously (that house was torn down). This lot is not big enough for two substantial houses as portrayed on the now removed sign, and even the building of another smaller sized house on this lot would be totally out of character with the neighborhood.

Please take the present beauty and future attractiveness of our well-maintained, historic neighborhood into consideration when making this decision, and prevent 28 Polo Dr. from being subdivided into two lots.

Respectfully submitted,

James and Marjorie Van Hoy  
221 Alsace Way

# 28 Polo Drive

Jay Garvens <jay@jaygarvens.com>

Tue 1/15/2019 8:36 AM

To: allCouncil@springsgov.com <allCouncil@springsgov.com>; Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>; Lobato, Elena <Elena.Lobato@coloradosprings.gov>;

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Dear Planning Commission and City Council Members:

## My Family lives at 17 Polo Circle, directly across the street from 28 Polo Drive.

Last year City Council protected their constituents by denying the unreasonable request for variance to subdivide 28 Polo Drive. Citizens living near 28 Polo Drive were very grateful and relieved. They had spent many hours in meetings, hearings, gathering petition signatures, etc. in order to protect the neighborhood. It is outrageous that this same request for variance is now being considered again. This is harassment of the residents in our neighborhood, and it is a waste of city resources and taxpayer money.

Once again I ask that you PLEASE do NOT allow the subdivision [28 Polo Drive, Colorado Springs CO 80906](#). The lot at 28 Polo Drive does not meet the criteria for granting a zoning variance. It is similar to nearby lots. It does not have exceptional or extraordinary physical conditions necessitating subdivision. It does not need to be subdivided for reasonable use. It has been used reasonably with one house on it since 1951. Also, granting the variance will have an adverse impact on surrounding properties. It will cause more water runoff onto the properties below it, and it will lead to more congestion in the neighborhood by allowing multiple houses to be built on properties originally zoned for one house.

There are numerous houses in this area on lots which are large enough to hold more houses, but residents like the current neighborhood with zoning lot size requirements. Residents in this area relied on the city zoning law when they bought their homes. If you grant a zoning variance to allow 28 Polo Drive to be subdivided, this beautiful neighborhood could become a developer's dream and a nightmare for the current residents. We are opposed to subdividing lots in our neighborhood. Surely the City Council and City Planning Commission would not consider the request and profits of one developer more important than the pleas of hundreds of residents!

Please protect our rights under the city zoning laws and do not subdivide 28 Polo Drive.

Sincerely,



**Jay Garvens**

Branch Manager| Host of The Jay Garvens Show

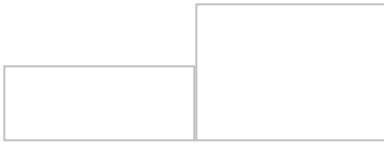
NMLS ID 368259

O: 719.633.8483 | C: 719.330.1457 | F: 877.644.0550

104 South Cascade Ave., Ste. 201-A, Colorado Springs, CO 80903

[www.churchillcolorado.com](http://www.churchillcolorado.com) | [www.jaygarvens.com](http://www.jaygarvens.com)

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28 Polo Dr.

Olsenkb <olsenkb@comcast.net>

Mon 1/14/2019 5:38 PM

To: Lobato, Elena <Elena.Lobato@coloradosprings.gov>; allcouncil@springsgov.com <allcouncil@springsgov.com>;

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There are numerous houses in this area on lots which are large enough to hold more houses, but residents like the current neighborhood with zoning lot size requirements. Residents in this area relied on the city zoning law when they bought their homes. If you grant a zoning variance to allow 28 Polo Drive to be subdivided, this beautiful neighborhood could become a developer's dream and a nightmare for the current residents. We are opposed to subdividing lots in our neighborhood. Surely the City Council and City Planning Commission would not consider the request and profits of one developer more important than the pleas of hundreds of residents!

Please protect our rights under the city zoning laws and do not subdivide 28 Polo Drive.

Thank you,

Kristin Olsen

## 28 Polo property

Marlo Garvens <mjgarvens@gmail.com>

Tue 1/15/2019 11:40 AM

To: allCouncil@springsgov.com <allCouncil@springsgov.com>; Lobato, Elena <Elena.Lobato@coloradosprings.gov>;

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Please protect our rights under the city zoning laws and do not subdivide 28 Polo Drive.

Thank you,

--

Marlo Garvens  
[mjgarvens@gmail.com](mailto:mjgarvens@gmail.com)  
(719) 229.2522

# Fwd: 28 Polo agenda

steve draper <ssdraper@me.com>

Mon 1/14/2019 9:10 PM

To: allCouncil@springsgov.com <allCouncil@springsgov.com>;

Cc: Lobato, Elena <Elena.Lobato@coloradosprings.gov>;

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Agree with the enclosed. Steve Draper [16 Polo Circle. 80906](mailto:16.Polo.Circle.80906)

Sent from my iPhone

Begin forwarded message:

**From:** Olsenkb <[olsenkb@comcast.net](mailto:olsenkb@comcast.net)>

**Date:** January 14, 2019 at 5:53:18 PM MST

**To:** Gerald McLaughlin <[gmsprings@me.com](mailto:gmsprings@me.com)>, Jay Garvens <[Jay@jygarvens.com](mailto:Jay@jygarvens.com)>, Paul Obrien <[pauleob@yahoo.com](mailto:pauleob@yahoo.com)>, Cindy Aaron <[cindyc375@aol.com](mailto:cindyc375@aol.com)>, [tadrhein@gmail.com](mailto:tadrhein@gmail.com), [susanmarquez@q.com](mailto:susanmarquez@q.com), Patricia Severn <[pesevern@gmail.com](mailto:pesevern@gmail.com)>, [drberwick51@hotmail.com](mailto:drberwick51@hotmail.com), Didi Dieterich <[dvd Dieterich@hotmail.com](mailto:dvd Dieterich@hotmail.com)>, steve draper <[ssdraper@me.com](mailto:ssdraper@me.com)>, Tom Perkins <[TPerkins@perkinsmotors.com](mailto:TPerkins@perkinsmotors.com)>

**Subject:** Re: Fwd: 28 Polo agenda

**Reply-To:** Olsenkb <[olsenkb@comcast.net](mailto:olsenkb@comcast.net)>

If you would like to send a copy of the following email or your own message to the Planning Commissioners, you can send it to their administrative technician, Elena Lobato, at [elobato@springsgov.com](mailto:elobato@springsgov.com). And you can email City Council at [allCouncil@springsgov.com](mailto:allCouncil@springsgov.com).

Dear Planning Commission and City Council Members:

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Once again I ask that you PLEASE do NOT allow the subdivision [28 Polo Drive, Colorado Springs CO 80906](mailto:28.Polo.Circle.80906). The lot at 28 Polo Drive does not meet the criteria for granting a zoning variance. It is similar to nearby lots. It does not have exceptional or extraordinary physical conditions necessitating subdivision. It does not need to be subdivided for reasonable use. It has been used reasonably with one house on it since 1951. Also, granting the variance will have an adverse impact on surrounding properties. It will cause more water runoff onto the properties below it, and it will lead to more congestion in the neighborhood by allowing multiple houses to be built on properties originally zoned for one house.

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Please protect our rights under the city zoning laws and do not subdivide 28 Polo Drive.

Thank you,  
Kristin Olsen

On January 14, 2019 at 11:00 AM Gerald McLaughlin <[gmsprings@me.com](mailto:gmsprings@me.com)> wrote:

I haven't got everybody on this chain. If you can think of anyone else please pass this along.  
GaryMcLaughlin


Sent from my iPhone

Begin forwarded message:

**From:** "Thelen, Lonna" <[Lthelen@springsgov.com](mailto:Lthelen@springsgov.com)>  
**Date:** January 14, 2019 at 7:33:49 AM PST  
**To:** Gary McLaughlin <[gmsprings@aol.com](mailto:gmsprings@aol.com)>  
**Subject:** 28 Polo agenda

Gary,  
Thanks for checking in. The agenda for Thursday and the staff report have been posted here: <https://coloradosprings.legistar.com/Calendar.aspx> go to the Jan 17<sup>th</sup> agenda. The 28 Polo Item is 3<sup>rd</sup> on New Business. I don't know exactly how long the first two items will take, but this one won't be up right at 8:30 am.  
If you have other questions let me know.  
Thanks  
Lonna



**Lonna Thelen, AICP**  
 Principal Planner | South  
Team  
Phone: (719) 385-5383  
Email: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

**Land Use Review  
Division**  
City of Colorado Springs  
30 South Nevada Avenue,  
Suite 105  
Colorado Springs, CO  
80901



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# Re: email correspondence to board members question

Richard Tavenner <richardtavenner@hotmail.com>

Wed 1/16/2019 11:47 AM

To: Lobato, Elena <Elena.Lobato@coloradosprings.gov>;

Cc: Carleo, Katie <Katie.Carleo@coloradosprings.gov>;

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Elena, thank you for the quick response. Below is my correspondence for the Board.

----- CUT LINE -----

Members of the Colorado Springs City Planning Commission

To whom it may concern

I am writing to you to voice my non-support of the proposed city annexation and city supported development of the USAFA Northgate area (i.e. the New visitor center, hotel, coffee shop, etc).

I believe this a bad and poorly conceived plan for the city to undertake. If the Air Force wants to do it then fine let them, but do not bring the City of Colorado Springs into the mess. Personally, it is my opinion that the Air Force and Dept of Defense is being sold a song and plan that will not come to realization. People visit the Air Force Academy to see the Academy grounds, the chapel, etc. Not some distant view from I-25.

Just exactly how many times have visitors not been allowed onto the premise in the last 17 years? Yes, during 9/11 all military and lots of Gov't facilities had restricted access. That will happen from time to time. It is a part of the new reality we live in today.

Again, I do not support the annexation of the USAFA property by the City of Colorado Springs and further tax dollars spent to support this effort. Please do not allow this development to continue to proceed.

Richard Tavenner  
[8725 Bellcove Circle](#)  
[Colorado Springs, CO](#)  
719.313.6222

----- CUT LINE -----

---

**From:** Lobato, Elena <Elena.Lobato@coloradosprings.gov>  
**Sent:** Wednesday, January 16, 2019 11:43 AM  
**To:** Richard Tavenner  
**Cc:** Carleo, Katie  
**Subject:** Re: email correspondence to board members question

Hello Mr. Tavenner,

Thank you for reaching out. The best way is to email me what you would like the Planning Commission to consider. I will ensure the Planning Commission receives your correspondence. Please also include Katie Carleo (who is cc'd on this email) on the email, as she is the case planner and will add your correspondence to the file.

If at all possible, send me the correspondence as quickly as you can so I can distribute to the Planning Commissioners before tomorrow's meeting to review.

Also, if you have any questions regarding the USAFA annexation, Katie Carleo would be your point of contact.

kcarleo@springsgov.com

Warmest Regards,

~Elena

**Elena Lobato**

Administrative Technician

**City of Colorado Springs**

30 S Nevada Av, Suite 603 (MC 635)

Colorado Springs, CO 80903

**Office 719.385.5608**

[Elena.Lobato@ColoradoSprings.gov](mailto:Elena.Lobato@ColoradoSprings.gov)



---

**From:** Richard Tavenner <RichardTavenner@hotmail.com>

**Sent:** Wednesday, January 16, 2019 11:33 AM

**To:** Lobato, Elena

**Subject:** email correspondence to board members question

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello,

I am unable to attend the Planning Commission meeting on 17 Jan 2019, concerning the proposed city annexation of DoD/USAFA owned property at Northgate. How do I get my input to the board members?

Thank you  
Richard Tavenner