

**From:** Connie Tate <connietate@comcast.net>  
**Sent:** Wednesday, May 19, 2021 11:59 AM  
**To:** Schott, Kerri  
**Cc:** 'Connie Tate'; 'jeff kaminski'  
**Subject:** RE: Creekside at Rockrimmon update - Strong Opposition to the Plan

**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!**

Hi Kerri,

Thanks for the notice below and will be tuning into the Commissioner meeting tomorrow. Hoping I may submit my concerns to your email since I'm not finding another way to voice my opinion..

Please note my opposition to the Creekside housing project again. My husband and I have been in this Rockrimmon culdesac for over 30 years as have 3 other of our immediate neighbors. We raised children here and remain here because of the open space and quality of life which is now threatened. There is a reason space around here has remained open. In the 80s as the neighborhood was being developed soil conditions caused basements to heave, driveways to crack, water mains to be repaired with lawsuits and insurance claims by the score. Within the last few years May rains caused decks to collapse and threatened houses from toppling into the space ADJACENT to the new project. Millions of dollars were spent creating storm drains and engineered structures to avoid additional damage. Let's be clear! There is no "creekside" – it is an engineered flood plain. The property behind my house is an official detention pond. While it looks nice from the deck, it absolutely serves a purpose when heavy rains swell into rushing water and crashes down through Rockrimmon to the I-25 flood management works. I haven't mentioned many other objections we have that would cause additional congestion, loss of wildlife, and threaten wildfire evacuation which is not a myth but has been a reality.

Over the years we have accepted the risks to living here and made accommodations, but the Creekside development would not be a benefit or enhancement to our neighborhood. We object to it in its entirety.

Thank you for the opportunity to submit this objection. Please forward to whomever is in a position to make a decision.

Regards,

Connie Tate and Jeff Kaminski  
6110 Poncha Court  
719-262-0305

---

**From:** Schott, Kerri [<mailto:Kerri.Schott@coloradosprings.gov>]  
**Sent:** Monday, May 10, 2021 10:36 AM  
**To:** Schott, Kerri  
**Subject:** Creekside at Rockrimmon update

Good morning,

I wanted to notify you that a postcard has gone out to inform neighboring residents that this item was originally scheduled to be heard at the May 20<sup>th</sup>, City Planning Commission. However, city staff has identified unaddressed items and therefore I am requesting postponement to Planning commission for June 17<sup>th</sup> or until items are addressed. That being said, there is still a chance that City Planning Commission will not grant the postponement request and will hear the item on May 20<sup>th</sup>. So that your voice/concerns are heard, I suggest tuning into the Planning Commission meeting Thursday May 20<sup>th</sup> at 8:30am to find out if the item will be postponed to June or be heard that day.

The postcard will outline how to tune into the Planning Commission meeting next Thursday morning. Let me know if you have any questions.



**Kerri Schott**

*Planner II*

**Phone** (719) 385-5602

**Email** [kerri.schott@coloradosprings.gov](mailto:kerri.schott@coloradosprings.gov)

**Development Review Enterprise**

City of Colorado Springs  
2880 International Cir Ste 200-7  
Colorado Springs, CO 80910

---

**Weblinks**

[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

In office hours: Monday and Thursday 7:30-4:30pm

Remote from home hours: Tuesday, Wednesday, Friday 7:30-4:30pm

**From:** Suzanne Brannon <RRHOABoardmember1@outlook.com>  
**Sent:** Wednesday, May 19, 2021 2:14 PM  
**To:** Schott, Kerri  
**Subject:** Re: Creekside Development

**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!**

Kerri -

In anticipation of the public hearing tomorrow 5/20/2021, I have multiple questions & concerns about the Creekside at Rockrimmon Development. I believe much will be addressed in the meeting tomorrow.

The one question I will pose in this email, that I would like clarification on, is the proposed 6' wide trail between Cherryfaith Court & the southeast end of Perfect Vw. What is the purpose or intended use of that trail?

Perfect View is a private street that is funded by 2 HOAs (Retreat at Rockrimmon & Retreat Point). I am concerned about people who will be encouraged to transit into our neighborhood but who do not support our neighborhood through HOA fees or tax dollars.

Regards -

[Suzanne Brannon](#)  
Board Member  
Retreat@Rockrimmon HOA

**From:** Daryl Porter <daryl@secondopinionaudiollc.com>  
**Sent:** Wednesday, May 19, 2021 3:38 PM  
**To:** Schott, Kerri  
**Subject:** Creekside at Rockrimmon development

**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 Kerri,

My name is Daryl Porter and I am currently serving as President of Retreat at Rockrimmon Homeowner's Association.

I would like to express my opposition to the Creekside at Rockrimmon development as it butts against our association, and will have a huge impact on traffic, particularly entrance and egress on Rockrimmon Blvd. We are also concerned about water usage and drainage issues as well as security for our neighborhood.

It really appears that some of these items may not have been thoroughly investigated.

It seems that there simply isn't much open space left, and cramming additional homes into an already stressed road and water system doesn't appear to be wise nor foresighted.

Thanks your reading and acknowledging this communication.

Daryl Porter  
[daryl@soa-avl.com](mailto:daryl@soa-avl.com)  
719-645-8528 - office  
719-309-8506 - cell

[www.soa-avl.com](http://www.soa-avl.com)

[SOA Video](#)



Second Opinion Audio LLC  
*HD Audio, Video and Lighting*

**From:** Ingle, David F [US] (SP) <Dave.Ingle@ngc.com>  
**Sent:** Wednesday, May 19, 2021 9:44 PM  
**To:** Schott, Kerri  
**Subject:** Creekside at Rockrimmon Planning Commission Meeting  
**Attachments:** Creekside at Rockrimmon Ingle Concerns\_4-8-2021 r1.docx

**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!**

Ms. Schott,  
Attached are the comments/questions I posed to you last month. I have made some slight modifications, but basically all are still unresolved.

David Ingle

May 19, 2021

Ashley Reed  
6145 Ursa Lane  
Colorado Springs, CO 80919

719-522-3820 realestatewithreed@gmail.com

City of Colorado Springs  
Planning & Community Development  
Land Use Review Division  
30 S. Nevada, Suite 701 P.O. Box 1575 MC715  
Colorado Springs, CO 80901-1575  
Attention: Kerri Schott Phone: 719-385-5602  
Kerri.schott@coloradosprings.gov

Re: Development Proposal/Creekside at Rockrimmon 252 Heavy Stone  
View, Colorado Springs, CO 80919 File Number: CPC PUD 20-00109

Ms. Schott,

I am the owner of a property that is adjacent to the new proposed community. I have spoken with engineers in the area and attached are some of the concerns they have brought to my attention.

After a review of the development plan and the responses provided by the developer to earlier questions, my concerns are:

1. The proposed development calls for extensive cuts and fill of the existing terrain. The terrain in this area is already known for some movement. Bringing in this much fill dirt coupled with excavating of the existing hillside will only make it more unstable. What assurances do we as adjacent properties have that it will not disrupt our foundations? We ask that the developer supply an insurance policy that supports the adjacent properties as well as the new development. We also ask that a proper retaining wall be built into

any hillsides that a cut into or built in the process of obtaining a level build area.

2. The homes in the surrounding neighborhoods were required to be built on piers/pylons instead of slabs. The indication in the development plan is that this design requirement is not called out. This is a significant oversight. To ensure that we live next to a neighborhood that is not subject to foundation issues, piers should be required for all lots.
3. This area is known to be home to many wildlife. It is also our neighborhoods only connection to the existing trail. How will the neighborhood be able to gain access to these trails.
4. I have concerns with the elevation of the homes. I have purchased a lot that allows for beautiful views to my south east area.
5. On the flip side of the elevation concerns, I also have drainage concerns. The area that is planning to be developed is currently a natural running drainage for runoff from the existing neighborhood. What are the proposed property set backs? Will there be runoff ditches between our properties and the new properties?

Thank you for your time and attention to these questions.

-Ashley Reed

**From:** Mari402 <mari402@aol.com>  
**Sent:** Monday, August 2, 2021 3:26 PM  
**To:** Schott, Kerri  
**Subject:** Re: Creekside at Rockrimmon DP resubmittal

**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!**

I continue to oppose this development on the basis of noise, light pollution, traffic, unstable environment, damage to my home from construction, ruining my neighborhood of 20 years.

-----Original Message-----

From: Schott, Kerri <[Kerri.Schott@coloradosprings.gov](mailto:Kerri.Schott@coloradosprings.gov)>  
To: Schott, Kerri <[Kerri.Schott@coloradosprings.gov](mailto:Kerri.Schott@coloradosprings.gov)>  
Sent: Wed, Jul 21, 2021 1:21 pm  
Subject: Creekside at Rockrimmon DP resubmittal

Good afternoon,

I have received a resubmittal for this proposed development. You can view the changes to the development by going to our website link below and typing in the file number **CPC PUD 20-00109** to view the submitted drawings.

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

If you have comments, please email them to my by August 2<sup>nd</sup> and feel free to reach out with any questions.



**Kerri Schott**

*Planner II*

**Phone** (719) 385-5602

**Email** [kerri.schott@coloradosprings.gov](mailto:kerri.schott@coloradosprings.gov)

**Development Review Enter**

City of Colorado Springs

2880 International Cir Ste 200-7

Colorado Springs, CO 80910

---

*[Weblinks](#) | [Meeting Request](#) | [Track My Plan](#) | [GIS](#) | [Parcel Info](#) | [Development Applications](#)*

In office hours: Monday through Thursday 7:30-4:30pm

Remote from home hours: Friday 7:30-4:30pm



**From:** Mold Remediation Inc <moldcs@gmail.com>  
**Sent:** Monday, August 2, 2021 8:00 AM  
**To:** Schott, Kerri  
**Subject:** Creekside at Rockrimmon CPC PUD 20-00109

**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!**

Kerri,

I have several questions, comments and concerns regarding the Creekside at Rockrimmon proposed build. Your latest update did not mention the wetlands noted in the initial report ? Area is West of the proposed development site. Previous replies called these three areas of concern as water runoff from the upper houses. That is incorrect. These locations have cattails and surface water visible for the past 15-20 years. Based on the Army corps of Engineers designation, these locations develop based on ground water, earth minerals, mines, and close proximity to the water table. The attached is taken off of the EPA website.>>{The Cowardin system is used by the U.S. Fish and Wildlife Service for the National Wetlands Inventory. In this system, wetlands are classified by landscape position, vegetation cover and hydrologic regime.}

Cattails grow or develop from fresh water / ground water NOT from street runoff! This was my question in the beginning. Your answer was, it was street runoff.

Environmental Engineers across the United States Caution against building over wetlands, trying to move wetlands, or insert irrigation systems to facilitate building over wetlands. These scenarios will cause future damage to land, foundations, and push groundwater (hydraulically) to neighboring homes!

My questions for you are; Does Drexel Barrel Comp. Have expertise in managing wetlands?

Q: Do they have training in the Corps of Engineers (1987 Wetland delineations manual ?)

Q: Has a Hydrologist been contacted to look at the property ?

Q: How long has the Engineering firm been working with Wetlands?

Q: \* Is the Builder {Premier Homes} familiar with working with building over Wetlands?

Q: If so,... what are some of Premier homes past projects ??

While mentioning Premier Homes,... I looked up the BBB report on them (not good).

I also Googled Premier Homes on the internet. They have 1 star reviews from several recent home buyers. For issues dealing with cracked foundations, cracked walls, damaged driveways and so on. This leads me and my fellow neighbors to ask is this builder Qualified to build in this location?

Q: Has the City of Colorado Springs looked into this builder???

I found in the engineering report that when drilling was conducted they found groundwater at the West end of the proposed site (drill sample #5) ground water was present at I think 5" below the surface and as deep as 5'?

Kerri, Is this project being pushed through?? with NO regard for neighboring properties?

if so, is this a Call for Action? It is mentioned in the CPC PUD 20-00109 that building in this location could cause the new home owners difficulty in getting flood insurance? Could you elaborate on that question please. The Wetland area I have called out in this email sits at the highest point of the proposed development area!!!

In closing, I understand the need for more housing in our growing city! This proposed location might need to be looked into further.

I would appreciate real answers to the above questions and look forward to your or the City of Colorado Springs Development office responding.

Regards

Brian Sinchak

**From:** Larry & Sue Franz <lsfranz@comcast.net>  
**Sent:** Wednesday, July 28, 2021 10:26 AM  
**To:** Schott, Kerri  
**Subject:** RE: Creekside at Rockrimmon DP resubmittal

**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!**

Kerri,

I have four questions:

1. The wetlands drawing (page 9 of 17 - VG1) does not show the additional wetlands upstream to the west of the identified areas. Why are they not identified?
2. I have maintained an area extending 22 feet, beyond the back of my lot, for more than 20 years. I graded it for proper drainage and minimal erosion. I covered it with weed barrier fabric and pea gravel. Some of the trees in this area are more than 50 feet tall. What will happen to these trees and will the grade be changed? Note: this is at the north end of proposed lot 20.
3. Where can I find the Grading Plan figures 3 & 3A?
4. In regards to the proposed access road at the west end of the development (Goa Way), will traffic in and out be limited to right turn only (similar to the intersection of Tamarron Dr. and South Rockrimmon)? Comment: this is a very dangerous location for left turns.

Respectfully, Larry Franz, 6225 Ursa Ln

---

**From:** Schott, Kerri <[Kerri.Schott@coloradosprings.gov](mailto:Kerri.Schott@coloradosprings.gov)>  
**Sent:** Wednesday, July 21, 2021 1:21 PM  
**To:** Schott, Kerri <[Kerri.Schott@coloradosprings.gov](mailto:Kerri.Schott@coloradosprings.gov)>  
**Subject:** Creekside at Rockrimmon DP resubmittal

Good afternoon,

I have received a resubmittal for this proposed development. You can view the changes to the development by going to our website link below and typing in the file number **CPC PUD 20-00109** to view the submitted drawings.

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

If you have comments, please email them to my by August 2<sup>nd</sup> and feel free to reach out with any questions.



**Kerri Schott**  
*Planner II*  
**Phone** (719) 385-5602  
**Email** [kerri.schott@coloradosprings.gov](mailto:kerri.schott@coloradosprings.gov)

**Development Review Enterprise**  
City of Colorado Springs  
2880 International Cir Ste 200-7  
Colorado Springs, CO 80910

**Weblinks**     [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

In office hours: Monday through Thursday 7:30-4:30pm

Remote from home hours: Friday 7:30-4:30pm