

## Thelen, Lonna

---

**From:** Eric Eaton <bugeric247@gmail.com>  
**Sent:** Wednesday, September 11, 2019 10:33 AM  
**To:** Thelen, Lonna  
**Cc:** dgeannie@centurylink.net; joycentereria@hotmail.com; Brenda Kopecky; rwbiles@pikespeakrv.com; cdsr1992@gmail.com; FRANKLIN REED; tjcaserio@hotmail.com; donald.m.counts@gmail.com; Barb O  
**Subject:** Re: resubmittal of Pikes Peak Heights Certificate of Designation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Friends:

I understand that the "landfill" is a one-time deposition of material on the periphery of the housing development itself, but this substantially reduces the quality of the land being "donated" to the City along the West Fork of Sand Creek. Leaving only a "buffer" along the stream corridor will reduce biodiversity considerably. The riparian corridors and prairie complement each other here. Furthermore, Colorado Springs Utilities has plans to widen and flatten the West Fork channel which, if previous projects are any indication, will result in the removal of trees and destruction of the unique dune-like area on the south bank, with little to no re-vegetation in the aftermath. This is no more acceptable than the landfill. Projects on the main channel of Sand Creek may also result in deforestation of cottonwood and willow groves and cattail marshes unique to that section. Those are separate battles, but Pikes Peak Heights needs to be defeated first, and momentum generated to create an Open Space with relatively passive recreational developments as I outlined previously (playground, community garden, ramada as potential options).

This neighborhood is in great need of unification and increased property values. An Open Space would go a long way to accomplishing both of these goals by providing a natural landscape that residents can take pride in establishing and maintaining, together as a community. Thank you.

Sincerely,

Eric R. Eaton  
writer, entomologist  
34 Murray Heights Dr.  
Colorado Springs, CO 80916-1271  
(719) 447-0927

Lead author, *Kaufman Field Guide to Insects of North America*  
Co-author, *Insects Did It First* (2019)  
<http://bugeric.blogspot.com/>  
<https://www.flickr.com/people/7519633@N08/>

On Tue, Sep 10, 2019 at 12:46 PM Thelen, Lonna <[Lonna.Thelen@coloradosprings.gov](mailto:Lonna.Thelen@coloradosprings.gov)> wrote:

Good afternoon,

As a follow up to my email below and to keep you updated in the process, I wanted to let you know that I have received a resubmittal of the Certificate of Designation portion of the Pikes Peak Heights Review. You can view the resubmitted documents by going here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> and type in CPC DP 19-00085.

Again the resubmittal is not to create a landfill on this site, but to remove the hazardous material from the existing landfill from the site and to store in place outside of where the homes are placed the non hazardous landfill material.

Please let me know if you have comments by September 24, 2019.

Thanks,

Lonna

## **Lonna Thelen, AICP, LEED AP BD&C**

Principal Planner | South Team

Phone: (719) 385-5383

Email: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

---

**From:** Thelen, Lonna

**Sent:** Thursday, August 15, 2019 1:18 PM

**To:** '[dgeannie@centurylink.net](mailto:dgeannie@centurylink.net)'; '[joycenteria@hotmail.com](mailto:joycenteria@hotmail.com)'; 'Brenda Kopecky'; '[rwbiles@pikespeakrv.com](mailto:rwbiles@pikespeakrv.com)'; '[cdsr1992@gmail.com](mailto:cdsr1992@gmail.com)'; 'FRANKLIN REED'; '[tjcaserio@hotmail.com](mailto:tjcaserio@hotmail.com)'; '[donald.m.counts@gmail.com](mailto:donald.m.counts@gmail.com)'; '[dgeannie@centurylink.net](mailto:dgeannie@centurylink.net)'; 'Eric Eaton'; 'Barb O'; 'Randy Biles'

**Subject:** Pikes Peak Heights proposals

Good afternoon,

I wanted to update all of you on the most recent developments in the Pikes Peak Heights project. There are two things to note and potentially provide comments on.

First, there was a resubmittal of the Pikes Peak Heights residential development plan proposal. To view this document, please go here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> and type in the file number CPC PUD 18-00091.

Second, there was a new submittal for a Certificate of Designation to allow the area on the north and east side of the site beyond the homes to be used as a long term landfill. To view this application go here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> and type in CPC DP 19-00085.

These two applications must be reviewed and approved together. The site has a historic landfill on it that needs to be cleaned. The owner is proposing to dig up the landfill material that is primarily asphalt and concrete and clean out any hazardous material and then bury the nonhazardous material on the north and east side of the development, but not under any homes.

If you have comments or questions on the submittals please let me know. If you would like to provide additional comments, please do so by August 22<sup>nd</sup>.

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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[Pre-Application Meeting Request](#) | [Applications and Checklists](#)

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## Thelen, Lonna

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**From:** KATHY MOORE <grizzlyklan@comcast.net>  
**Sent:** Monday, September 23, 2019 5:34 PM  
**To:** Thelen, Lonna  
**Subject:** pikes peak heights

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hello, I am John Moore, I am writing about the project in a letter I just got from you. This project is just behind where I live in an open field. I am writing as this has been planned before, and they said that if this project was to go thru, they would open Wilde Dr., as a only entrance into this development. This makes No sense as Pikes Peak Ave., is a main thoroughfare into that area, Pikes Peak Ave., would be the best entrance into this area, NOT Wilde Dr. Pikes Peak Ave, currently dead ends as does Wilde Dr., into that area, But as I mentioned, Pikes Peak Ave., would be the best main entrance into that area. Can this be brought up and/or considered if this project goes thru?

Please, use this email, or call me about this if necessary. Home phone 719-597-3016

I would try to make the meeting on October 7th, but I had foot surgery on August 12th and still recovering, and my wife has some medical issues, so its not handy for me to get around right now. Thank You, John

**Thelen, Lonna**

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**From:** Randy Biles <rwbiles@pikespeakrv.com>  
**Sent:** Tuesday, October 08, 2019 8:44 PM  
**To:** Thelen, Lonna  
**Subject:** Monday, October 8th Pikes Peak Heights Neighborhood meeting.

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Lonna,

Thank you for holding another Pikes Peak Heights meeting. The information presented answered most of our questions relating to the uncertainties we had about this project. I am supposed to meet with the Schuck Properties representative to continue our discussion pertaining to how traffic is going to be handles so as not to overload the Wooten and Platte intersection during the rush hour traffic period.

Sincerely,  
Randall W. Biles, President  
Pikes Peak Traveland, Inc.

## Thelen, Lonna

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**From:** Randy Biles <rwbiles@pikespeakrv.com>  
**Sent:** Tuesday, January 14, 2020 1:40 PM  
**To:** Thelen, Lonna  
**Cc:** Randy Cloud  
**Subject:** RE: Pikes Peak Heights resubmittalto

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Lana,  
Thank you for sending the information on the updates for the Pikes Peak Heights Proposed Project CPC PUD 18-0091.

As you may recall I had concern relating to access to this project utilizing public access Wooten Ave. I now read where it is specifically indicating that Wooten will be used as one of the access routes to this project. This is on Page 8 of the In the "Compatibility of Site" section on Paragraph 1.

The utilization of Wooten for access to the Pikes Peak Heights project is that I view the vehicular traffic generated by this project will create an extreme safety hazard for the people who are accessing the business along Wooten. The intersection of Platte and Wooten is already a significant safety hazard because of the commuting traffic of people going into the city from the East side of El Paso County. Just last week we had a major injury traffic accident at this very intersection.

At our last meeting we were advised that traffic from Wooten was going to be through a gated point on Wooten and used exclusively by City organizations. Now it appears as though we are seeing a change to where Wooten will be open this crowded intersection with considerable additional traffic I rush hour load from Pikes Peak Heights will be using the intersection of Platte and Wooten as a major route to the central city of Colorado Springs.

The intersection of Platte and Wooten is already unsafely congested during the commuter time frame where people are transgressing from the east side of El Paso County and to the Colorado Springs. Last week a customer of ours experienced some damage to their truck as they were departing our dealership as a result of a collision and this incident even caused an injury

The traffic load from Pikes Peak Heights in addition to the existing burden from existing travel caused by commuter load will make the intersection of Platte and Wooten a very unsafe location for current business and the additional population brought on by Pikes Peak Heights.

I am hopeful that what Page 8, paragraph one in the Compatibility Report is an oversight and that Wooten access to Pikes Peak Heights will not involve public access to Platte and Wooten.

Best Regards,  
Randall W. Biles, President  
Pikes Peak Traveland, Inc.

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**From:** Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>  
**Sent:** Friday, January 10, 2020 3:09 PM  
**Subject:** Pikes Peak Heights resubmittal

Good afternoon,

I have received a resubmittal for the Pikes Peak Heights site. If you would like to view the drawings, please go here [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm) and type in the file number - CPC PUD 18-00091.

This site will likely be heard at the February 20<sup>th</sup> City Planning Commissions hearing. You will be notified for certain if that happens.

Thanks,

Lonna

**Lonna Thelen, AICP, LEED AP BD&C**

Principal Planner | South Team

Phone: (719) 385-5383

Email: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

## Thelen, Lonna

---

**From:** Randy Biles <rwbiles@pikespeakrv.com>  
**Sent:** Thursday, January 16, 2020 12:30 PM  
**To:** Thelen, Lonna  
**Cc:** Randy Cloud  
**Subject:** RE: Pikes Peak Heights resubmittal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Lonna,

Thank you for responding to my email in opposition to the Pikes Peak Heights project. Would cost to extend Wooten be absorbed by the citizens of Colorado Springs or would the developer be required to pay for the Wooten extension?

We have witnessed similar situations occur at I-25 and Woodmen where the city approved an ill-conceived development that when completed and citizen occupied there was a major traffic problem that had to be corrected at significant taxpayer expense on the part of the State of Colorado and possibly the taxpayers of Colorado Springs.

Are we making the same mistake at Platte and Wooten?

Thank you for indulge my old person rantings. I look for ward to hearing as to when the public earing on this project will be heard by City Planning.

Very Truly Yours,  
Randall W. Biles, President  
Pikes Peak Traveland, Inc.

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**From:** Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>  
**Sent:** Thursday, January 16, 2020 11:32 AM  
**To:** Randy Biles <rwbiles@pikespeakrv.com>  
**Cc:** Randy Cloud <randycsprings@gmail.com>  
**Subject:** RE: Pikes Peak Heights resubmittalto

Randy,

You are correct that the project is proposing a public access from Wooten Avenue into the project. There was a discussion on blocking the access, but City staff has asked that they either not show this as an access point and use the other two access points only or that this be a public access. The concern was that there was not date certain to remove the access point and we did not want a roadway that was not constructed to public standards to be used for a long period of time. Again, the City is not requiring this to be an access point, but we are allowing it to be a public access if that is what they propose.

I will provide your comments on the owner, but at this point they are moving forward with this proposal. I think a conversation between you and the ownership group may be good. If you do not have their contact I can provide it to you. I expect this to be at City Planning Commission in February. At that time you can come and speak on your concerns about this project.



Thanks,  
Lonna

**Lonna Thelen, AICP, LEED AP BD&C**

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

---

**From:** Randy Biles [<mailto:rwbiles@pikespeakrv.com>]  
**Sent:** Tuesday, January 14, 2020 1:40 PM  
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**Cc:** Randy Cloud  
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At our last meeting we were advised that traffic from Wooten was going to be through a gated point on Wooten and used exclusively by City organizations. Now it appears as though we are seeing a change to where Wooten will be open this crowded intersection with considerable additional traffic I rush hour load from Pikes Peak Heights will be using the intersection of Platte and Wooten as a major route to the central city of Colorado Springs.

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Best Regards,  
Randall W. Biles, President  
Pikes Peak Traveland, Inc.

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**From:** Thelen, Lonna <[Lonna.Thelen@coloradosprings.gov](mailto:Lonna.Thelen@coloradosprings.gov)>  
**Sent:** Friday, January 10, 2020 3:09 PM  
**Subject:** Pikes Peak Heights resubmittal

Good afternoon,

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This site will likely be heard at the February 20<sup>th</sup> City Planning Commissions hearing. You will be notified for certain if that happens.

Thanks,  
Lonna

**Lonna Thelen, AICP, LEED AP BD&C**

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

## Thelen, Lonna

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**From:** FRANKLIN REED <fdrandjr@msn.com>  
**Sent:** Wednesday, August 28, 2019 7:21 PM  
**To:** Thelen, Lonna; dgeannie@centurylink.net; joycenteria@hotmail.com; Brenda Kopecky; rwbiles@pikespeakrv.com; cdsr1992@gmail.com; donald.m.counts@gmail.com; Eric Eaton; Barb O  
**Subject:** PIKES PEAK HEIGHTS - COMMENTS

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8/28/19

Ms. Thelen:

Thank you for keeping us updated on the status of this proposed project.

Once again, my husband and I would like to voice our opposition to this project overall. We are very concerned about the environmental effect of disturbing this landfill area. Additional concerns include: additional traffic through our area (including the opening of Wilde Drive east of Frost Lane); moving the “non-toxic” material to a landfill outside the housing area; and most importantly the air pollution, water pollution and environmental impact of digging up years of debris (possibly toxic) and disturbing pockets of gasses under such debris; additionally, has there been a Geological Survey on the property and, if so, what are the findings of that survey? The developers keep telling us that the only thing in the landfill is concrete and asphalt – they haven’t lived here for 30+ years and seen the trucks dumping all sorts of waste that includes much more than concrete and asphalt.

Much like the Miller Crossing subdivision, we believe that we as neighbors are not being listened to regarding the issues of traffic flow, noise and overall safety. We live in the neighborhood and we see/feel the impact of the projects. For example, the traffic on Frost has increased substantially since the Miller Crossing subdivision was built. The developers insisted that the traffic would flow out to Airport and west to Murray – well, it has come right up Frost to Pikes Peak! Our street is very dangerous due to the rate of speed at which people drive up and down Frost at all hours of the day and night. We do not wish to have even more traffic added with this new development.

Mr. Eric Eaton submitted a response to your e-mail to which we agree that the best use of this land is to make it an official Open Space to preserve the animal life that will be displaced and/or destroyed by this development.

Respectfully submitted,  
David & Janice Reed  
32 Frost Lane  
Colorado Springs, CO 80916  
(719) 637-1939

## Thelen, Lonna

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**From:** Christy & Steve <cdsr1992@gmail.com>  
**Sent:** Sunday, August 25, 2019 3:50 PM  
**To:** Thelen, Lonna  
**Subject:** Re: Pikes Peak Heights proposals  
**Attachments:** image002.png

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Lonna,

We on Frost Drive would have to agree with our neighbors that this development is not something we support for our neighboring land. Mr Eaton has a remarkably valid argument concerning the biodiversity that is located in the area. With the way things are looking for the environment as a whole right now, I would hate to see a contribution to the destruction of species.

We also are concerned about the value of our home and believe that an "affordable housing" area would potentially lower our property value. An open space would be great. Even better, something that not only maintains the conditions for the species living there, but also provides a scenic and comfortable area for residents to spend recreational time in would be fantastic. We would much prefer this to a development.

I know many of the other residents of the neighborhood are concerned about traffic, as well.

Regards,  
Christy and Stephen

On Thu, Aug 15, 2019, 1:18 PM Thelen, Lonna <[Lonna.Thelen@coloradosprings.gov](mailto:Lonna.Thelen@coloradosprings.gov)> wrote:

Good afternoon,

I wanted to update all of you on the most recent developments in the Pikes Peak Heights project. There are two things to note and potentially provide comments on.

First, there was a resubmittal of the Pikes Peak Heights residential development plan proposal. To view this document, please go here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> and type in the file number CPC PUD 18-00091.

Second, there was a new submittal for a Certificate of Designation to allow the area on the north and east side of the site beyond the homes to be used as a long term landfill. To view this application go here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> and type in CPC DP 19-00085.

These two applications must be reviewed and approved together. The site has a historic landfill on it that needs to be cleaned. The owner is proposing to dig up the landfill material that is primarily asphalt and concrete and clean out any hazardous material and then bury the nonhazardous material on the north and east side of the development, but not under any homes.

If you have comments or questions on the submittals please let me know. If you would like to provide additional comments, please do so by August 22<sup>nd</sup>.

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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## Thelen, Lonna

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**To:** Theresa Caserio  
**Cc:** Thelen, Lonna; dgeannie@centurylink.net; joycenteria@hotmail.com; Brenda Kopecky; rwbiles@pikespeakrv.com; cdsr1992@gmail.com; FRANKLIN REED; donald.m.counts@gmail.com; Barb O  
**Subject:** Re: Pikes Peak Heights proposals

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Friends, Neighbors, Respected City Personnel:

To briefly reiterate my connection to the property under consideration: I live in the Murray Heights Townhomes at 34 Murray Heights Dr., with my wife. I have been exploring the property up the hill from us for the last eight (8) years. As an entomologist and naturalist I have casually observed nearly 800 species of animal life on this property. This includes 72 species of birds alone, many of which nest on the property, especially in the riparian corridors of the West Fork and Sand Creek proper. There are at least 41 species of grasshoppers (Acrididae) represented, indicative of a surprisingly healthy prairie ecosystem. I have identified the only breeding population of the Filigree Skimmer Dragonfly, *Pseudoleon superbus*, in the entire state of Colorado in the pond of the drop structure on the West Fork.

This property, despite heavy and destructive human impacts, supports a high level of biodiversity that will be lost if this housing project is developed.

Chris Lieber, when he was with the City Parks department, encouraged me to petition the TOPS Working Committee to have the area evaluated as a potential Open Space. I did so, giving a presentation in December of 2015. Now he is working with this developer. I find this disappointing, and a potential conflict of interest.

Cursory examination of the re-submitted proposal for the housing units and, worse yet, the proposal for a landfill to receive debris from the excavation necessary for the housing development, leaves me with even \*greater\* opposition to this project in its entirety. Mr. Lieber says that the project must be carried out at the proposed scale so that it makes "(economic) sense" for the developer. Given the expenses outlined in addressing the potential hazardous waste and, literally "concrete" debris removal, plus mitigation once everything is completed, it cannot possibly make this a profitable outcome, either financially or in terms of the friendliness of surrounding homeowners to the developer corporation. There are biological, environmental, and social concerns which are not being addressed in any of these reports (granted cursory examination).

Once again I submit that the best, least expensive use of this land is as an official Open Space. This would avoid disturbance of prior landfills, respect indigenous cultures who once occupied this area, celebrate a unique parcel which possesses both prairie and riparian corridors (something I have seen only at Jimmy Camp Creek Park), offer a critical wildlife corridor to migratory and resident birds and other wildlife, and a permanent recreational site for both the current neighborhood residents and visitors and guests from elsewhere. Potentially compatible developments might include a playground, community garden, and ramada, on the fill area. The remaining space should be left as prairie (including a unique dune-like ridge on the south bank of the West Fork) and riparian corridors.

Our neighborhood is ethnically diverse, language diverse, age-diverse, occupationally diverse, and otherwise challenging to recruit as a unified population in responding to this potential impact to our area. I feel the developer is taking some degree of an advantage in that vein.

I, for one, will not stand idly by and let this development take its course. While I am one hundred percent in favor of affordable housing developments, I strongly object to \*any\* construction on this particular parcel of land. I would be saying this even if I was not a resident in this neighborhood. It is \*that\* biologically significant an asset to Colorado Springs. Thank you.

Sincerely,

Eric R. Eaton  
34 Murray Heights Dr.  
Colorado Springs, CO 80916-1271  
(719) 447-0927

Lead author, *Kaufman Field Guide to Insects of North America*  
<http://bugeric.blogspot.com/>  
<https://www.flickr.com/people/7519633@N08/>

On Fri, Aug 16, 2019 at 12:26 PM Theresa Caserio <[tjcaserio@hotmail.com](mailto:tjcaserio@hotmail.com)> wrote:

We are still very concerned about traffic on Pikes Peak and Frost Ln coming through our area. Also, while we realize we are not the nicest area (many neighbors are trying to improve their their homes) but we are not in favor of more low income housing surrounding us. Also how would you access the landfill, would you have large trucks coming in the area all day?. We are not in favor of this development. I speak for most of the neighbors on Frost Ln that do not have internet access are of retirement age. Thank you. Theresa Caserio

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**From:** Thelen, Lonna <[Lonna.Thelen@coloradosprings.gov](mailto:Lonna.Thelen@coloradosprings.gov)>  
**Sent:** Thursday, August 15, 2019 1:18:14 PM  
**To:** [dgeannie@centurylink.net](mailto:dgeannie@centurylink.net) <[dgeannie@centurylink.net](mailto:dgeannie@centurylink.net)>; [joycenteria@hotmail.com](mailto:joycenteria@hotmail.com) <[joycenteria@hotmail.com](mailto:joycenteria@hotmail.com)>; Brenda Kopecky <[brenda\\_kopecky\\_2@yahoo.com](mailto:brenda_kopecky_2@yahoo.com)>; [rwbiles@pikespeakrv.com](mailto:rwbiles@pikespeakrv.com) <[rwbiles@pikespeakrv.com](mailto:rwbiles@pikespeakrv.com)>; [cdsr1992@gmail.com](mailto:cdsr1992@gmail.com) <[cdsr1992@gmail.com](mailto:cdsr1992@gmail.com)>; FRANKLIN REED <[fdrandjr@msn.com](mailto:fdrandjr@msn.com)>; [tjcaserio@hotmail.com](mailto:tjcaserio@hotmail.com) <[tjcaserio@hotmail.com](mailto:tjcaserio@hotmail.com)>; [donald.m.counts@gmail.com](mailto:donald.m.counts@gmail.com) <[donald.m.counts@gmail.com](mailto:donald.m.counts@gmail.com)>; [dgeannie@centurylink.net](mailto:dgeannie@centurylink.net) <[dgeannie@centurylink.net](mailto:dgeannie@centurylink.net)>; Eric Eaton <[bugeric247@gmail.com](mailto:bugeric247@gmail.com)>; Barb O <[mannabarb@gmail.com](mailto:mannabarb@gmail.com)>; Randy Biles <[rwbiles@pikespeakrv.com](mailto:rwbiles@pikespeakrv.com)>  
**Subject:** Pikes Peak Heights proposals

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Second, there was a new submittal for a Certificate of Designation to allow the area on the north and east side of the site beyond the homes to be used as a long term landfill. To view this application go here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> and type in CPC DP 19-00085.

These two applications must be reviewed and approved together. The site has a historic landfill on it that needs to be cleaned. The owner is proposing to dig up the landfill material that is primarily asphalt and concrete and clean out any hazardous material and then bury the nonhazardous material on the north and east side of the development, but not under any homes.

If you have comments or questions on the submittals please let me know. If you would like to provide additional comments, please do so by August 22<sup>nd</sup>.

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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## Thelen, Lonna

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**From:** Randy Biles <rwbiles@pikespeakrv.com>  
**Sent:** Thursday, August 15, 2019 2:39 PM  
**To:** Thelen, Lonna  
**Subject:** RE: Pikes Peak Heights proposals

**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!**

Lonna,

Thank you for the Pikes Peak Heights update. In this phase of the project it appears that the extension of Wooten Ave. is not going to be part of the Pikes Peak Heights project so we certainly do not have any concern regarding this project and the land clean-up that is being proposed.

Best Regards,  
Randall W. Biles Manager Biles Properties, L.L. C. &  
President Pikes Peak Traveland, Inc.

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**From:** Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>  
**Sent:** Thursday, August 15, 2019 1:18 PM  
**To:** dgeannie@centurylink.net; joycentereria@hotmail.com; Brenda Kopecky <brenda\_kopecky\_2@yahoo.com>; Randy Biles <rwbiles@pikespeakrv.com>; cdsr1992@gmail.com; FRANKLIN REED <fdrandjr@msn.com>; tjcaserio@hotmail.com; donald.m.counts@gmail.com; dgeannie@centurylink.net; Eric Eaton <bugeric247@gmail.com>; Barb O <mannabarb@gmail.com>; Randy Biles <rwbiles@pikespeakrv.com>  
**Subject:** Pikes Peak Heights proposals

Good afternoon,

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If you have comments or questions on the submittals please let me know. If you would like to provide additional comments, please do so by August 22<sup>nd</sup>.

Thanks,  
Lonna



**Lonna Thelen, AICP**  
Principal Planner | South Team  
Phone: (719) 385-5383




**Land Use Review Division**  
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Colorado Springs, CO 80901

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08/27/19

Dear Ms. Thelen:

We have been residents on Frost Lane since the building of these homes began 51 years ago – we were one of the first homes built. For years the City never paved or maintained Pikes Peak from Murray Blvd. east to Frost Lane. After many years it was paved, but our area has never been maintained. Only a few times in 50 years have we seen our street plowed after a snow storm, causing problems for everyone.

Much more traffic has used Frost as a raceway since the area on Miller Road opened for homes. What will happen when and if Wilde Drive and Canyon Wren Lane are opened to 200 homes and town homes?

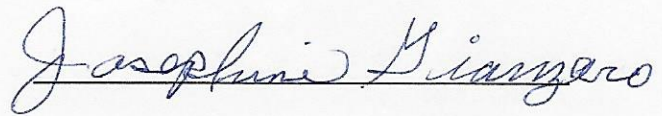
When will Pikes Peak from Murray Blvd. be repaved? It is in bad condition.

We have seen much wildlife from the landfill area – fox, deer, raccoons and skunks. We think it should be left an open space and turned into a nice area for the neighborhood. We would like our area upgraded with open space.

When big names own property in Colorado Springs they seem to rule what and when new areas open up in. Money talks and BS walks. We ask that you reconsider this project – we are opposed to it!



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Mr. & Mrs. Al & Josephine Gianzero  
28 Frost Lane  
Colorado Springs, CO 80916  
(719) 597-0185