

June 23rd 2017
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)
And
Tin Can Granny's LLC (TCG's)
82S4 Crown Lane
Colorado Springs CO. 80924

RECEIVED

JUN 23 2017

LAND USE REVIEW

Subject: City Planning File #'s in Review Seen below,
(File No's: AR PUD 06-00515-A1MN17:) Minor Amendments
And (AR FP 17-00331:) Final Subdivision Plat

(GDETSCH PEACOCK LLC) AND (TIN CAN GRANNY'S LLC)
HERE BY FILE DUR OBJECTIDNS To; Approvals of File #'s listed above
Minor PUD Development Plan Amendments For the West Creek 111 at Wolf Ranch
File No. AR PUD 06-00515-A1MN17:
And Dur DBJECTIONS To Final Plat Approvals File No. AR FP 17-00331:

To: Colorado Springs City Planning Department
Attention: Mr. Daniel Sexton, reviewing Planner,

Greetings Mr. Sexton,
The above named companies here by [\[OBJECT to the approvals\]](#) of the above named
projects, referred to in Files No. (AR PUD 06-00515-A1MN17: and AR FP 17-00331:)
As also seen in subject line,

For the following reasons:

Tutt Blvd. and Tutt Crossing Should be Built Now; rather than later:

The Tutt Blvd. Crossing over Cotton Wood Creek (CWC) starting on the South side of (CWC) at the Completed New Cowpoke Rd. and the, **DEAD END of the currently Built Tutt Blvd. (TB)** and extended north/easterly (NE) through City of Colorado Springs properties, some of which is already set aside By Warranty Deed from Dave Keiler's (KF-103), then (NE) across newly Gifted/deeded (re,# 21404S953) Road Way via Special Warranty Deed; David D. Jenkins to City of Colorado Springs (24th April 2014) The OLD COWPOKE Rd. then entering and crossing David Jenkins Properties AKA West Creek 111 at Wolf Ranch to A point where the newly proposed aerial Pedestrian bridge and New south/west bound down hlli (12" waste water line) are Proposed/planned to both service the nearly 100 acre (K-12, D-20 School Campus) AND other Properties to the North about A mile or more, of the Newly Proposed Eastern Extension of Research Park Way also Proposed to Accommodate the New (K-12, D-20 School Campus) This proposed (CWC) crossing is currently located in the narrowest portion of (CWC) and could be completed via A Box Culvert wide enough to take care of any utilities, Pedestrian and or other trial/bike traffic etc. after crossing (CWC) The Newly Aligned Tutt Blvd, would have A number of accesses to the D-20 School Campus, then on ward to Research Park Way taking the

23 TOTAL PAGES 1 of 5

place of Proposed City Collector Wolf Valley Dr. where it connects with Newly Proposed easterly extension of Research Park Way,

Research Parkway eastern extension to Black Forest doesn't, But could provide for adequate design that would accommodate the event of the much needed Tutt Blvd. Extension from The New Cowpoke Rd through the undeveloped Jenkins West Creek (111) Subdivision to Research Park Way, to help handle the influx in traffic from several daily round trips to and from the New K-12 D-20 School Campus, and all the other traffic coming from the north and east as suggested by Mr. Daniel Sexton ie (5,000) new single family homes east of Vollmer Rd. expected to be schooling at New D-20 School campus, (foot note), parents coming to this New School for kids also will be headed in to town for other shopping needs; New Research Pk Way nor Black Forest could handle this new influx of traffic.

This Newly Proposed Alignment of Future Tutt Blvd., Yes we know that Tutt Blvd. is not on the Wolf Ranch proposed plans but it should be. To handle the influx in traffic to all other road ways in the vicinity of the corresponding and currently proposed nearly (100acre) D-20 K-12 School Campus that has indeed perpetuated the immediate need for the eastern extension of Research Pk Way to Black Forest Rd. (Under Review in City Planning Now,) The Future D-20 K-12 school campus round trip traffic has not been accounted for and once the area is built out with other comments it will be way to late to consider changes after these areas are already built out.

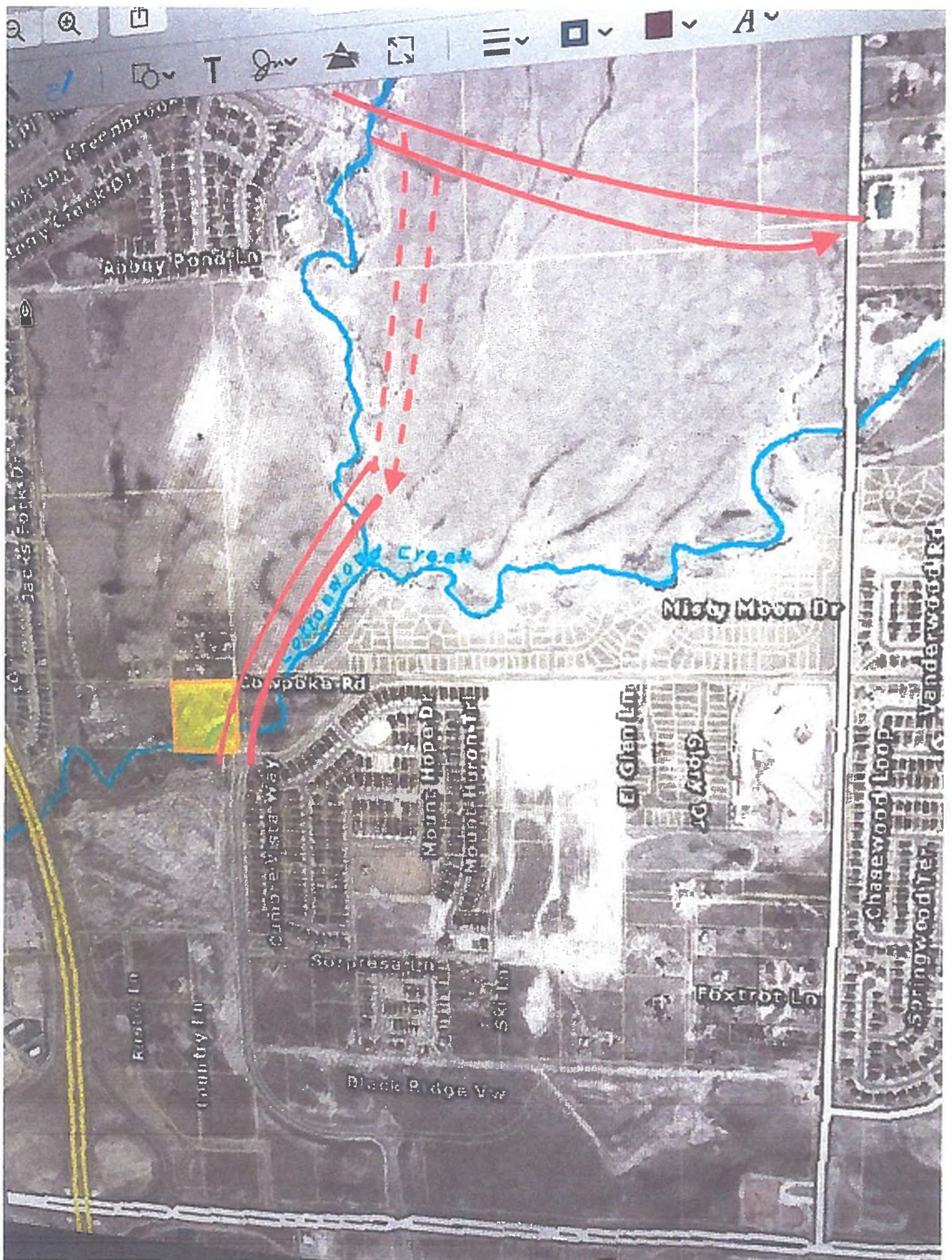
There are No known Traffic studies that take into consideration All the Projects that are being considered in the Wolf Ranch and surrounding areas effected By the New K-12 D-20 School Campus.

As review process goes on we may have other Objections to add;
Our Objections are:
Respectfully Submitted

Ross W. Clinger By:  Date JUNE 23RD 2017
719-502-5556
719-359-0034
Operations Manager
for
Tin Can Granny's LLC (TCG's)
and
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)
peacockranchprop@yahoo.com
Tin Can Granny's LLC (TCG's)
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)

Additional inner twined Enclosures added/ here from May 23rd and May 30th

②



3

FIGURE 5

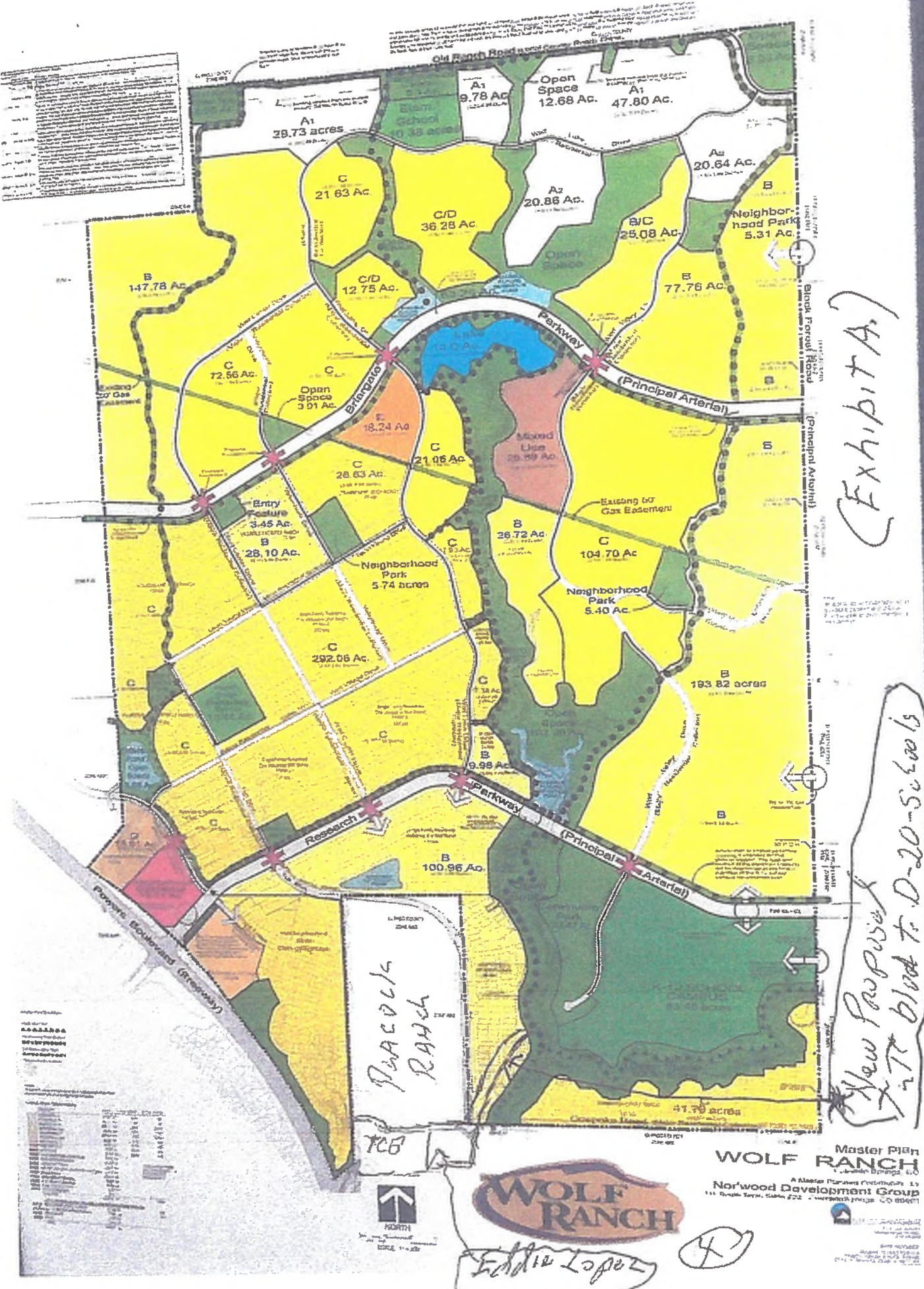


FIGURE 5

COLORADO SPRINGS

Planning and Community Development
Land Use Review
30 S Nevada Suite 105
PO Box 1575, MC 155
Colorado Springs, CO 80901-1575

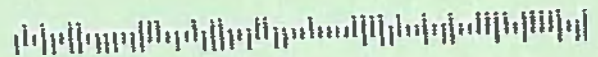
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GOETSCH PEACOCK LLC
8254 CROWN LN
COLORADO SPRINGS, CO 80924

8092435208 R098



Vicinity Map for Westcreek III at Wolf Ranch PROJECT PLANNER: Dan Sexton

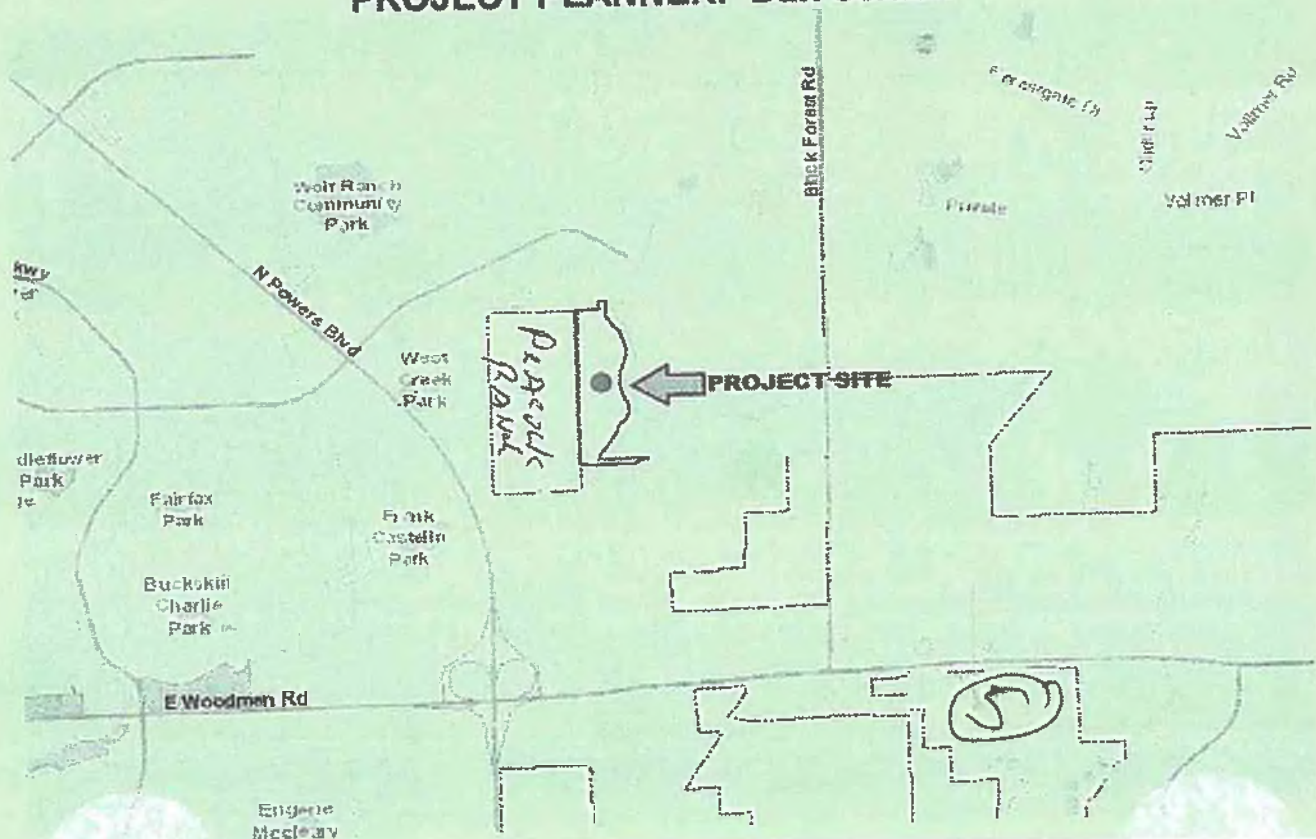


FIGURE 5



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

| | | |
|--|---|---|
| Reviewing Planner: Daniel Sexton (719) 385-5366 dsexton@springsgov.com | Plans can be reviewed at: 30 S. Nevada, Suite 105 Colorado Springs, CO 719-385-5905 | Hours of Operation: Monday – Friday 8am-5pm |
|--|---|---|

PUBLIC NOTICE

The Land Use Review Division of the City of Colorado Springs has received a request from Nass Design Associates, on behalf of Westcreek at Wolf Ranch, LLC, for consideration of the following land development applications:

FILE NO.: AR PUD 06-00515-A1MN17: A Minor PUD Development Plan Amendment for the Westcreek III at Wolf Ranch project. The amended plan rephrases the buildout of the project, reconfigures the layout of Lots 80-84 and 64-69 to accommodate the development of a new water quality pond, the realignment of a sanitary sewer line and trail segment; incorporates a new pedestrian across Tributary Four of Cottonwood Creek; updates certain public and private facilities (e.g. roadways, trails, etc.) to comply with current design standards and specifications; and modifies the language of certain notes. The property is located north of the Cowpoke Road and Tutt Boulevard intersection, zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays), and consists of 32.84 acres of land.

FILE NO.: AR FP 17-00331: A Final Subdivision Plat for Westcreek at Wolf Ranch Filing No. 13. This plat will create 52 single family detached residential lots; five (5) tracts, public streets and utility easements from previously unplatted lands consisted with the amended PUD development plan being concurrently reviewed. The subject property is located north of the Cowpoke Road and Tutt Boulevard intersection, zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays), and consists of 18.42 acres of land.

If you would like to review the plans for this project bring this postcard to the address listed above. **If you wish to provide comments regarding this application you may do so until Friday, June 23, 2017.** All comments received are public record and will be made available to the applicant. If you have questions contact the planner listed above.

To view this application and related documents, type <http://eoc.springsgov.com/ldr/> into your Internet Browser. Type the entire file number: **AR PUD 06-00515-A1MN17** or **AR FP 17-00331**, within the "Enter the File Number" field and click on the "Run Query" button. PDF documents may be viewed by clicking on the links that appear on the left-hand side of the resulting page. Contact the planner, Daniel Sexton, listed above for assistance viewing the applications.

In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing. Citizens who are deaf and hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).

APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, of the City Code, any person may appeal to the City Planning Commission in relation to the Zoning Code, where the above approved application was adverse to that person once a final decision has been approved. Once the decision has been approved and a person decides to appeal that decision the notice of appeal, and a \$176 fee, shall be filed with the City Clerk no later than 10 days after the date of approval. The appeal letter should address specific Zoning Code requirements that were not adequately addressed by the approved administrative decision.

May 30th 2017
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)
And
Tin Can Granny's LLC (TCG's)
8254 Crown Lane
Colorado Springs CO. 80924

RECEIVED

MAY 30 2017

LAND USE REVIEW

Subject: City Planning File #'s below,
(File No. AR FP 17-00273:) Wolf Ranch Filling No. (5) Research Parkway:
(HPR) & (TCG's) DBJECTIDN To Plat Approvals see below;

To: Colorado Springs City Planning Department
Attention: Catherine Carleo reviewing Planner,

Greetings,

The above named companies here by (OBJECT to the approvals] of the above named project, referred to in File number (AR FP 17-00273) also seen in subject line,

For the following reasons:

1. Research Parkway eastern extension to Black Forest doesn't provide for adiquite design that would accommodate the event of the Much needed Tutt Blvd. Extension from The New Cowpoke Rd through the undeveloped Jenkins West Creek (111) Subdivision to Research Pk Way in the currently propose location on Wolf Ranch Master Plan (Copy enclosed) as Exhibits (A. & B.) that shows un built City residential collector as proposed Wolf Valley Drive, that shows A roundabout for two lane City collector in stead of A (4) four lane minor arterial as the Future Tutt Blvd. is intended to be.
2. Yes we know that Tutt Blvd. is not on the Wolf Ranch proposed plans But it should be. To handle the influx in traffic to all other road ways in the vicinity of the corresponding and Currently proposed nearly (100acre) D-20 K-12 School Campus that has indeed perpetuated the immediate need for the eastern extension of Research Pk Way to Black Forest Rd.
3. The Future D-20 K-12 school campus round trip traffic has not been accounted for and once the area is built out with other comments it will be way to late to the go back and redesign road ways, Like the built in (IMPDSIBLE RDAD WAY) connection at Black Forest Rd, and Cowpoke Rd.
4. That said We would now like to incorporate in to our current objections our recently filed objections that were filed on May 23rd 2017 on the corresponding D-20 K-12 school campus there by incorporating that two page letter Copy enclosed, marked as Exhibit (C.) in to our current objections of the approval of the eastern extension of Research Pk Way.

Enclosures:

Copy of: Wolf Ranch Master Plan Exhibits (A. & B.) Two page letter Exhibit (C.)

P.1

Our Objections to Research Pk Way File No. AR FP 17-00273 Plat filling No. (5)

Are Respectfully Submitted
This 30th day of May 2017

By
Ross W. Clinger

 5-30-17

719-502-5556

719-359-0034

peacockranchprop@yahoo.com

Operations Manager

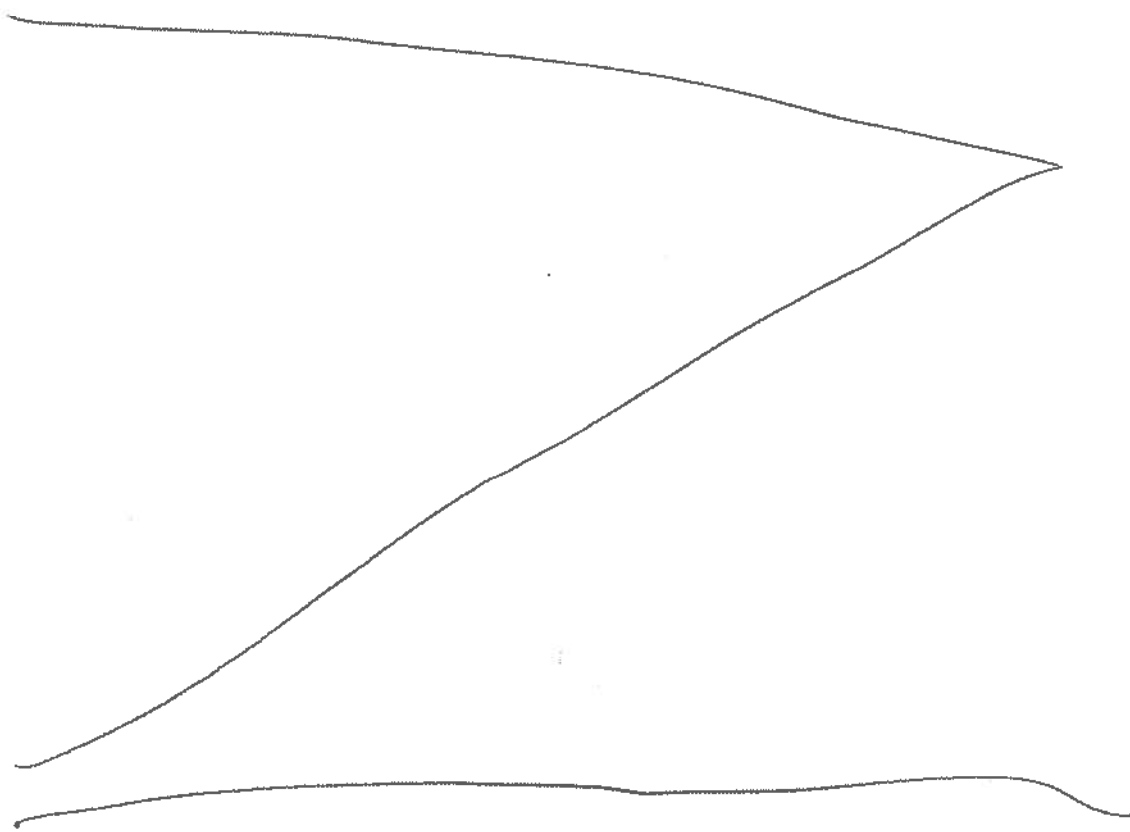
For

Tin Can Granny's LLC (TCG's)

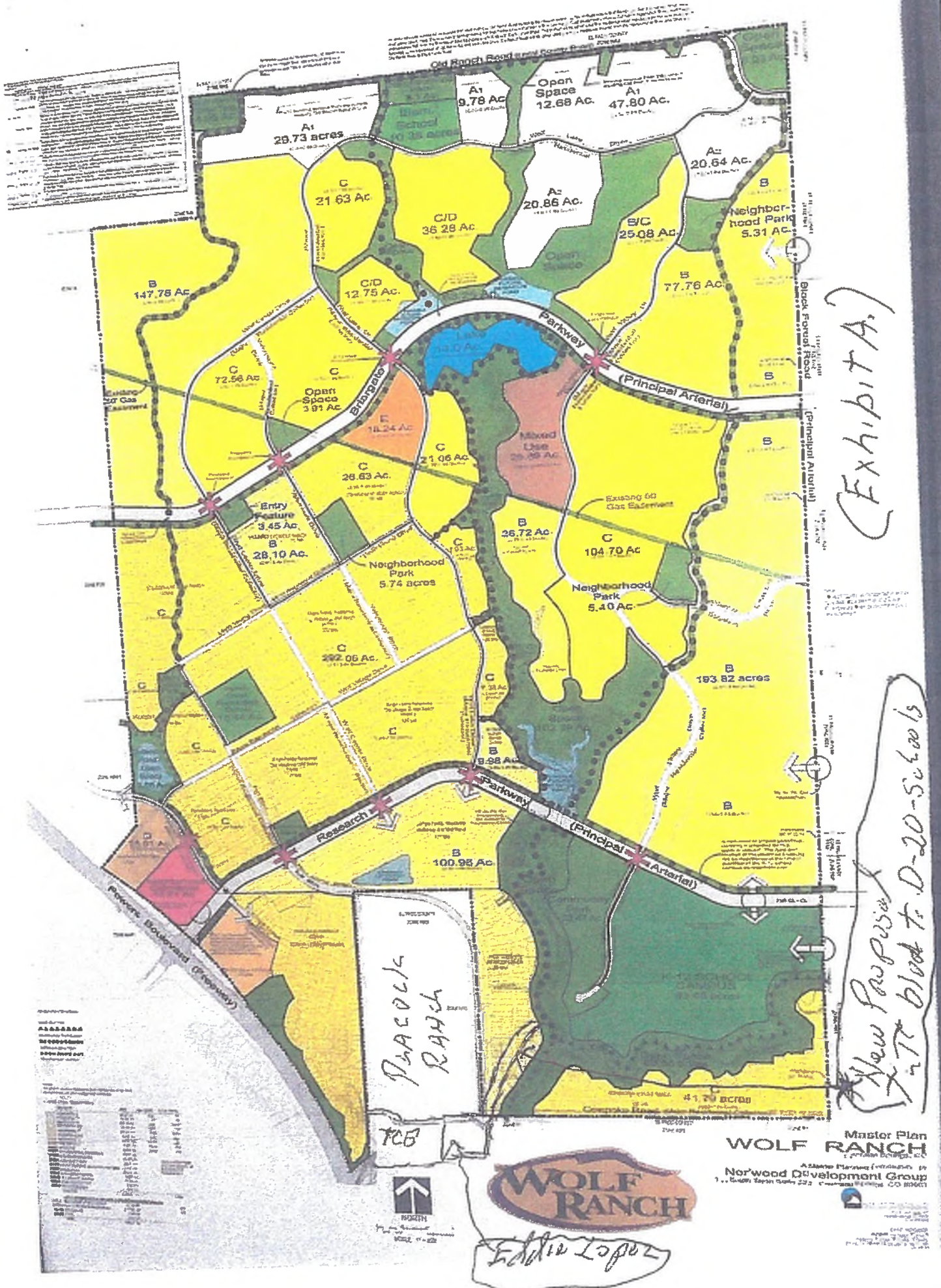
And

Goetsch Peacock LLC

Historic Peacock Ranch (HPR)



P. 2



(Exhibit A)

*New Proposed
F-TR Blvd to D-20-Schools*

*Duck
Creek
Ranch*

TCB



Edna Lopez

**Master Plan
WOLF RANCH**

A Master Plan prepared by
Norwood Development Group, Inc.
10000 E. 1st Avenue, Suite 202 • Denver, Colorado 80231

FIGURE 5

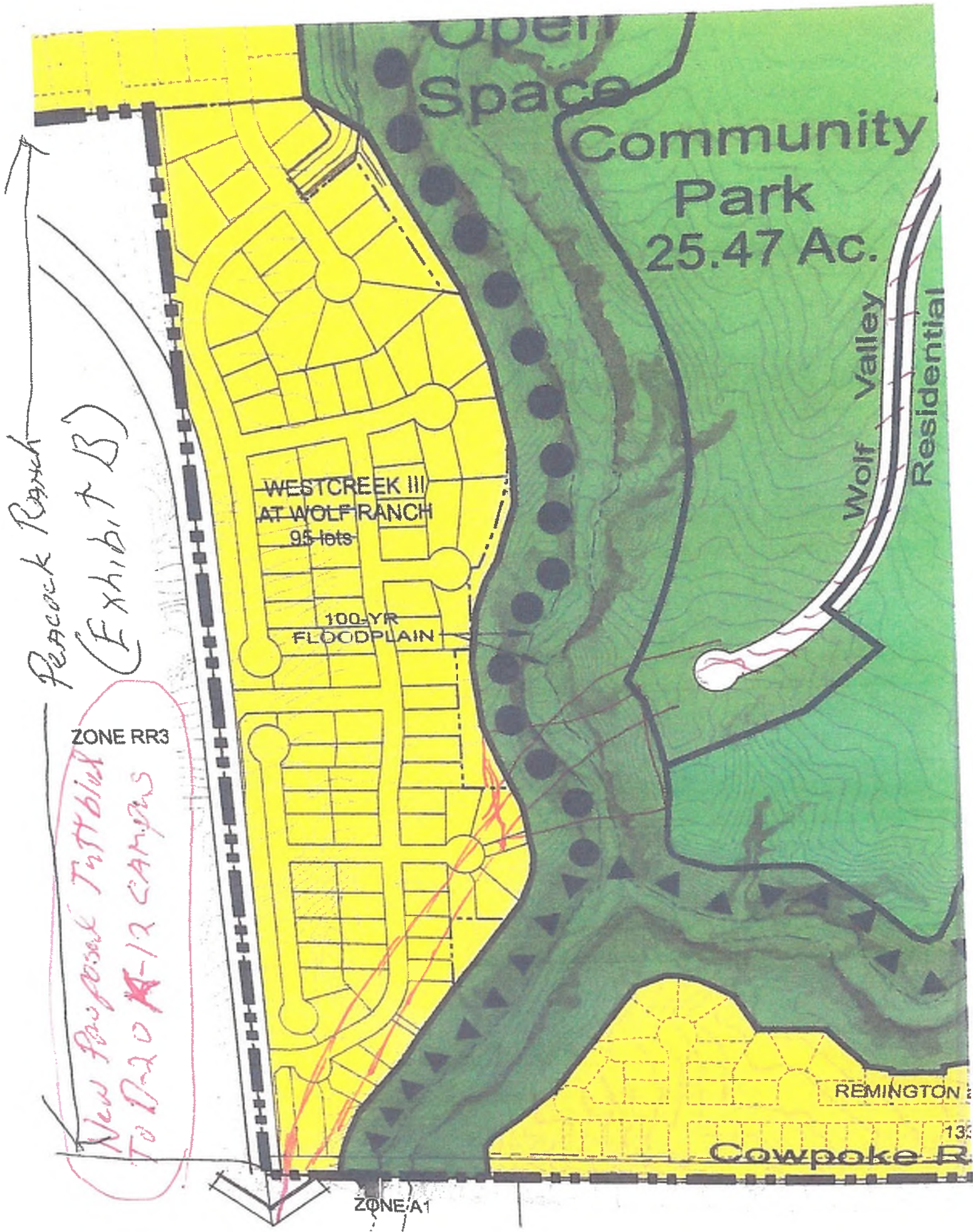


FIGURE 5

COLORADO SPRINGS
Planning and Community Development
Land Use Review
30 S Nevada Suite 105
PO Box 1575, MC 155
Colorado Springs, CO 80901-1575

US POSTAGE \$000.46
EP 8098
PAID COLORADO

GOETSCH PEACOCK LLC
8254 CROWN LN
COLORADO SPRINGS, CO 80924

8092435208 R098

Vicinity Map for Research Parkway at Wolf Ranch Filing No. 5

Project Planner: Katie Carleo

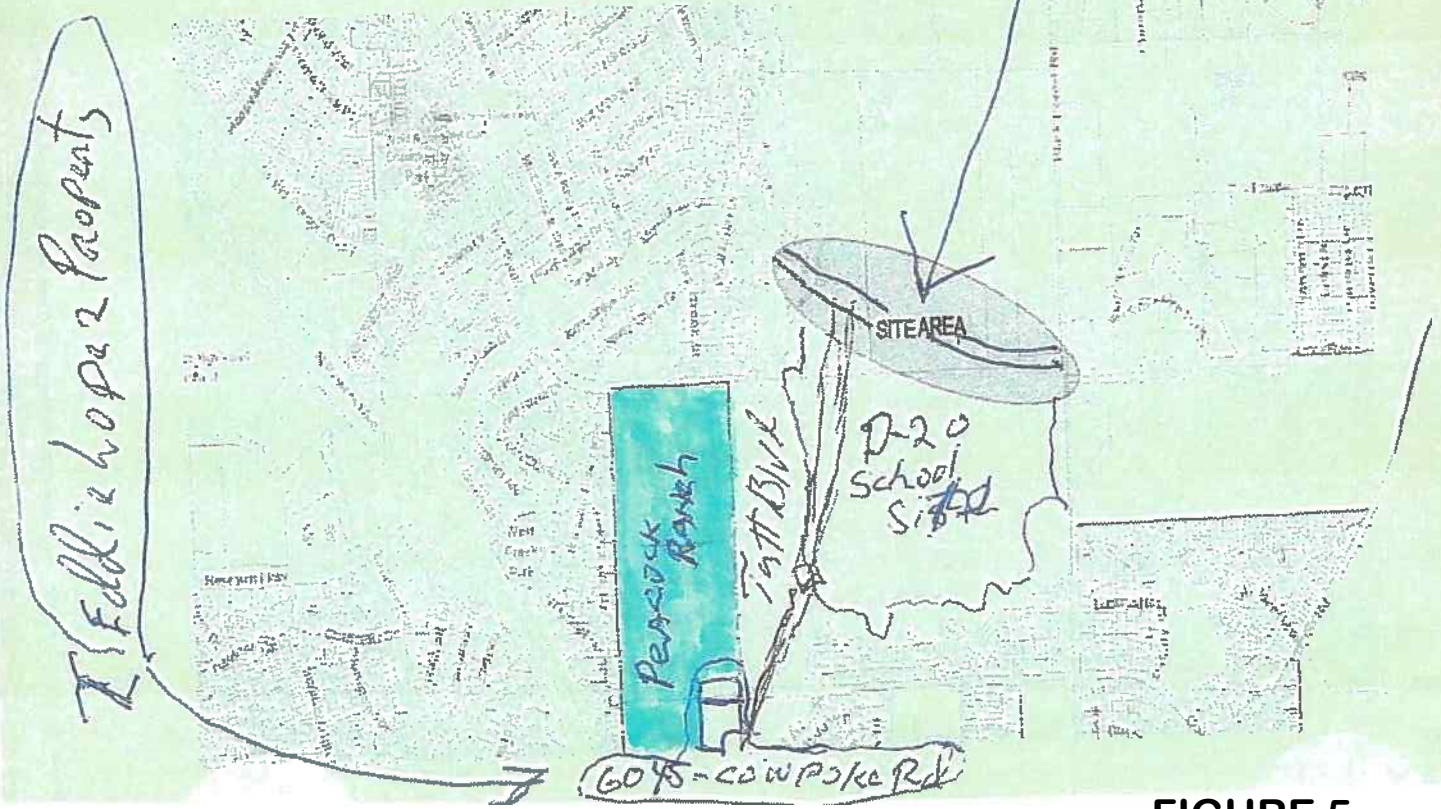


FIGURE 5



**PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT**
Land Use Review Division

| | | |
|---|--|---|
| Reviewing Planner: Catherine Carleo (719) 385-5060 kcarleo@springsgov.com | Plans can be reviewed at: 30 S. Nevada, Suite 105 Colorado Springs, CO 719-385-5905 | Hours of Operation: Mon – Fri 8am-5pm |
|---|--|---|

PUBLIC NOTICE

The Land Use Review Division of the City of Colorado Springs has received request by Rockwell Consulting Inc., on behalf of David D. Jenkins, for consideration of the following land development application:

FILE NO.: AR FP 17-00273: Approval of the Research Parkway at Wolf Ranch Filing No. 5 Subdivision Plat. If approved the plat would establish the plat for the eastern extension of Research Parkway to its connection with Black Forest Road. The site is located east of Wolf Lake Drive and Research Parkway and extends east to the connection of Black Forest Road; site consists of 10.345 acres.

If you would like to review the plans for this project bring this postcard to the address listed above. **If you wish to provide comments regarding this application you may do so until May 30, 2017.** All comments received are public record and will be made available to the applicant. If you have questions contact the planner listed above.

To view this application and related documents, type <http://eoc.springsgov.com/ldrs/> into your Internet Browser. Type the entire file number as seen above within the "Enter the File Number" field and click on the "Run Query" button. PDF documents may be viewed by clicking on the links that appear on the left-hand side of the resulting page. Contact the planner listed above for assistance viewing the applications.

In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing. Citizens who are deaf and hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).

APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, of the City Code, any person may appeal to the City Planning Commission in relation to the Zoning Code, where the above approved application was adverse to that person. The notice of appeal, and a \$176 fee, shall be filed with the City Clerk no later than 10 days after the date of approval. The appeal letter should address specific Zoning Code requirements that were not adequately addressed by the approved administrative decision.

May 23rd. 2017
Goetsch Peacock LLL
Historic Peacock Ranch
And
Tin Can Granny's LLC
8254 Crown Lane
Colorado Springs CO 80924

(Exhibit C)

RECEIVED

MAY 23 2017

LAND USE REVIEW

Subject: City Planning File #'s below
(File No. AR PUP 17-0026S:)
(File No. AR PUP 17-00267:)
(File No. AR FP 17-00268:)
Objection To Approvals

To: Colorado Springs City Planning Department
Attention; Catherine Carleo reviewing planner

Greetings,

The above named companies here by (object to the approval) of the above Projects referred to in File Numbers listed in Subject Line

For the following reasons:

1. No adequate Road Ways in the vicinity of this project that would handle the Future influx of Added daily round trips to and from the Wolf Ranch D-20, K through 12 School Campus as it is proposed today.
2. Even with Research Parkway extended to Black Forest Rd. that limited two lane Rd. is not presently equipped to handle the extra influx in traffic.
3. Tutt Blvd. is not likely to be extended through the Historic Peacock Ranch any time in the foreseeable future.
4. One Solution could be: Tutt Blvd. could be extended from New Cowpoke Rd. Via Tutt Crossing over Cottonwood Creek City owned Properties East of Mr. Eddie Lopez's at 6045 Cowpoke Rd. then heading north easterly through the property owned by the owner of Wolf Ranch Development Mr. David Jenkins's undeveloped land west of Cottonwood Creek, (CWC) then crossing CWC just north of the fork in that creek, where Wolf Ranch Development has discussed crossing in the past if the City required the current Subject property be connected to Tutt and Cowpoke and the same location where this present is likely to cross (CWC) with an Areal Waist Water line headed south/west to Cowpoke Rd. and the existing (12inch) Waist Water Line in the existing (CSU) Easement built in June of 2006 By Wolf Ranch. in conjunction with Mr. James T. Morley & his Woodmen Heights Metro District (WHMD)
- S. The West Corner of Black Forest Rd. and Cowpoke Rd. (ARE UNSAFE) at this time it was built in 2006 By Mr. Jim T. Morley's (WHMD) they built mostly the south side, leaving the north side to be completed By the Developer on the north side which is customary and excepted by the City of Colorado Springs;

P. I

only problem is there is now A New Subdivision Called Remington At Wolf Ranch Yes Approved by the city not requiring Odvious Changes to the North West side of that (VARY DANGEROUS) Intersection, Busses Can't Cars Can't Make A safe Right turn on to Cowpoke Rd. Nor Can they make A Safe North bound turn on to Black Forest Rd. (YES IT'S THE KILLING ZONE)

Our Objection remains Not Adiquite Safe Roadways.

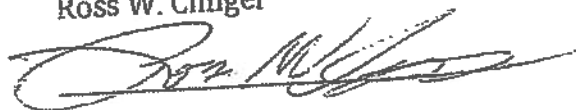
There are some elements available to make changes and do this right;

Respectfully Submitted

This 23rd of May 2017

By

Ross W. Clinger



719-502-5556

719-359-0034

peacockranchprop@yahoo.com

Operations Manager

For

Tin Can Granny's LLC (TCG)

And

Goetsch Peacock LLC

Historic Peacock Ranch



P. 2



COLORADO SPRINGS
 Planning and Community Development
 Land Use Review
 30 S Nevada Suite 105
 PO Box 1575, MC 155
 Colorado Springs, CO 80901-1575

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 ZIP 80903
 043112202774

J

TIN CAN GRANNYS LLC
 8254 CROWN LN
 COLORADO SPRINGS, CO 80924

8092485208 R098

Vicinity Map for D20 Elementary School at Wolf Ranch

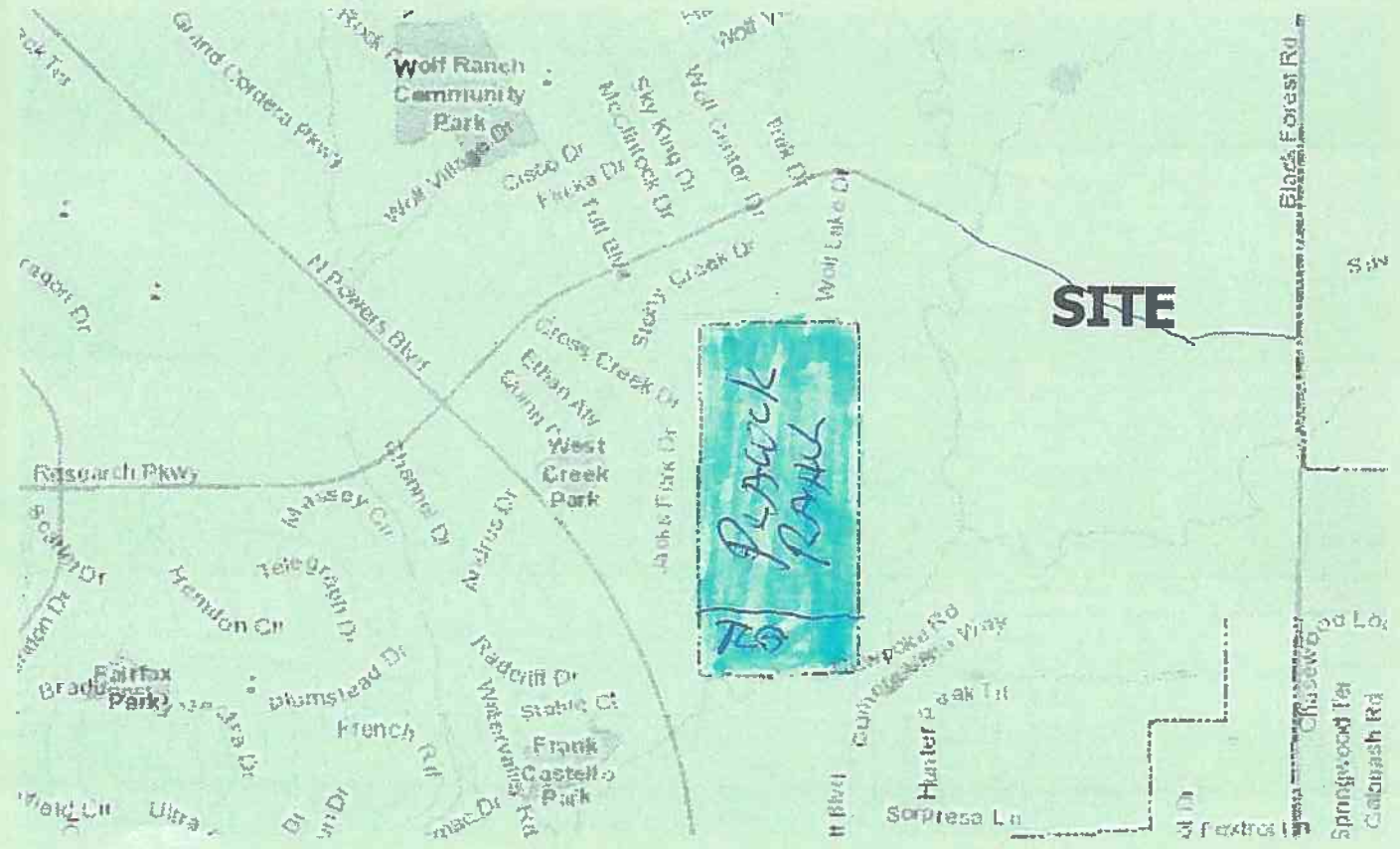


FIGURE 5



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

Reviewing Planner:
Catherine Carleo
kcarleo@springsgov.com
719.385.5060

Plans can be reviewed at:
30 S. Nevada, Suite 105
Colorado Springs, CO
719-385-5905

Hours of Operation:
Monday – Friday 8am-5pm

PUBLIC NOTICE

The Land Use Review Division of the City of Colorado Springs has received request by Metrix Design Group Inc., on behalf of NorWood Development, for consideration of the following land development applications:

FILE NO.: AR PUP 17-00265: Approval of the new Academy District 20 Wolf Ranch School Campus Concept Plan. This proposal identifies conceptual design for the Academy District 20 school campus in Wolf Ranch. The proposal identifies a Kindergarten through High School campus with associated sports fields and courts. The project is proposed to be constructed in phases. The school site is located within the Wolf Ranch neighborhood; south of Research Parkway, north of Cottonwood Creek and west of Black Forest Road. The property is zoned PUD (Planned Unit Development; identified on the associated Wolf Ranch Master Plan for a school). The overall site consists of 81.71 acres. (An associated separate application will include the final subdivision plat for the extension of Research Parkway from its current terminus to Black Forest Road.)

FILE NO.: AR PUD 17-00267: Approval of the new Academy District 20 Elementary School #20 at Wolf Ranch Development Plan. This proposal identifies overall design for the Academy District 20 Elementary school in Wolf Ranch. The elementary school development includes an Innovation Learning Center and a Challenger Learning Center, along with associated parking and outdoor space. The school site is located within the Wolf Ranch neighborhood; south of Research Parkway, north of Cottonwood Creek and west of Black Forest Road. The property is zoned PUD (Planned Unit Development; identified on the associated Wolf Ranch Master Plan for a school). The overall site consists of 17.54 acres.

FILE NO.: AR FP 17-00268: Approval of the Academy District 20 Elementary School #20 at Wolf Ranch Filing No. 1 Subdivision Plat. This proposal identifies the site to be platted as phase one of the District 20 Wolf Ranch School Campus for the construction of the elementary school.

If you would like to review the plans for this project bring this postcard to the address listed above. **If you wish to provide comments regarding this application you may do so until May 23, 2017**, after which the items will be scheduled for public hearing. All comments received are public record and will be made available to the applicant. If you have questions contact the planner listed above.

To view this application and related documents, type <http://eoc.springsgov.com/ldrs/> into your Internet Browser. Type the entire file number within the "Enter the File Number" field and click on the "Run Query" button. PDF documents may be viewed by clicking on the links that appear on the left-hand side of the resulting page. Contact the planner listed above for assistance viewing the applications.

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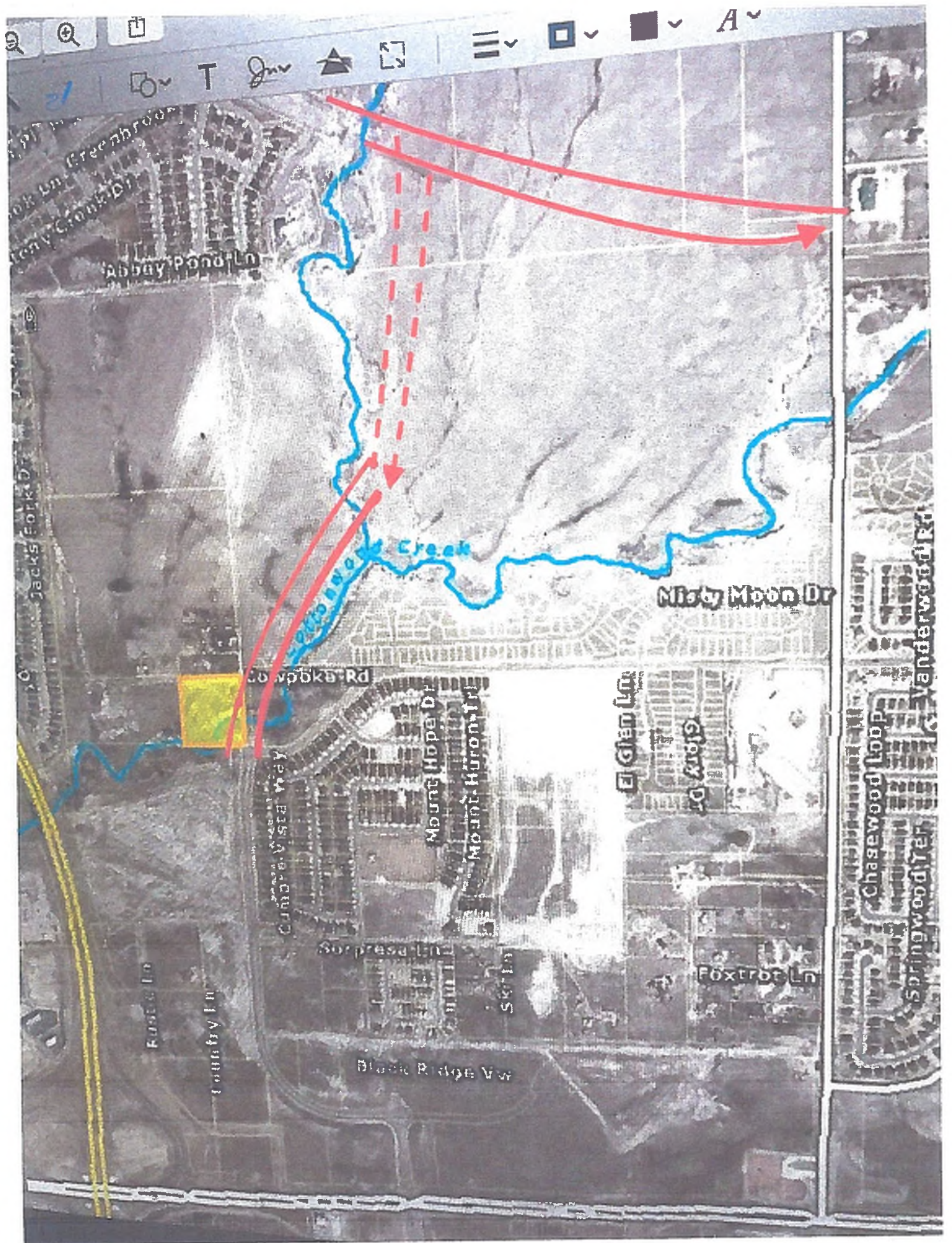


FIGURE 5



Internal Review Poster

CITY PLANNING - PUBLIC NOTICE

AN APPLICATION FOR A DEVELOPMENT PROJECT HAS BEEN MADE FOR THIS PROPERTY. THE FOLLOWING SPECIFIC DEVELOPMENT APPLICATIONS HAVE BEEN FILED AND ARE UNDER CONSIDERATION:

- | | |
|---|--|
| <input type="checkbox"/> ANNEXATION | <input checked="" type="checkbox"/> SUBDIVISION PLAT |
| <input type="checkbox"/> MASTER PLAN | <input type="checkbox"/> SUBDIVISION WAIVER |
| <input type="checkbox"/> ZONE CHANGE | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> CONCEPT PLAN | <input type="checkbox"/> CMRS FACILITY |
| <input type="checkbox"/> DEVELOPMENT PLAN | <input type="checkbox"/> RIGHT OF WAY VACATION |
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> OTHER: _____ |

FOR FURTHER INFORMATION REGARDING THIS DEVELOPMENT PROPOSAL, PLEASE CONTACT THE REVIEWING PLANNER:

KATIE CARLEO AT 385- 5060

IN DISCUSSING THIS PROJECT WITH THE REVIEWING PLANNER PLEASE REFER TO THE FOLLOWING CITY PLANNING FILE NUMBERS:

AR FP 17-00273

PLEASE FORWARD YOUR COMMENTS TO THE CITY PLANNER NO LATER THAN: 5-30-17 YOUR INPUT IS AN IMPORTANT ELEMENT OF THE CITY'S LAND USE REVIEW PROCESS.

POSTING TIME PERIOD: 5-20-17 to 5-30-17

FIGURE 5



FIGURE 5



FIGURE 5



FIGURE 5

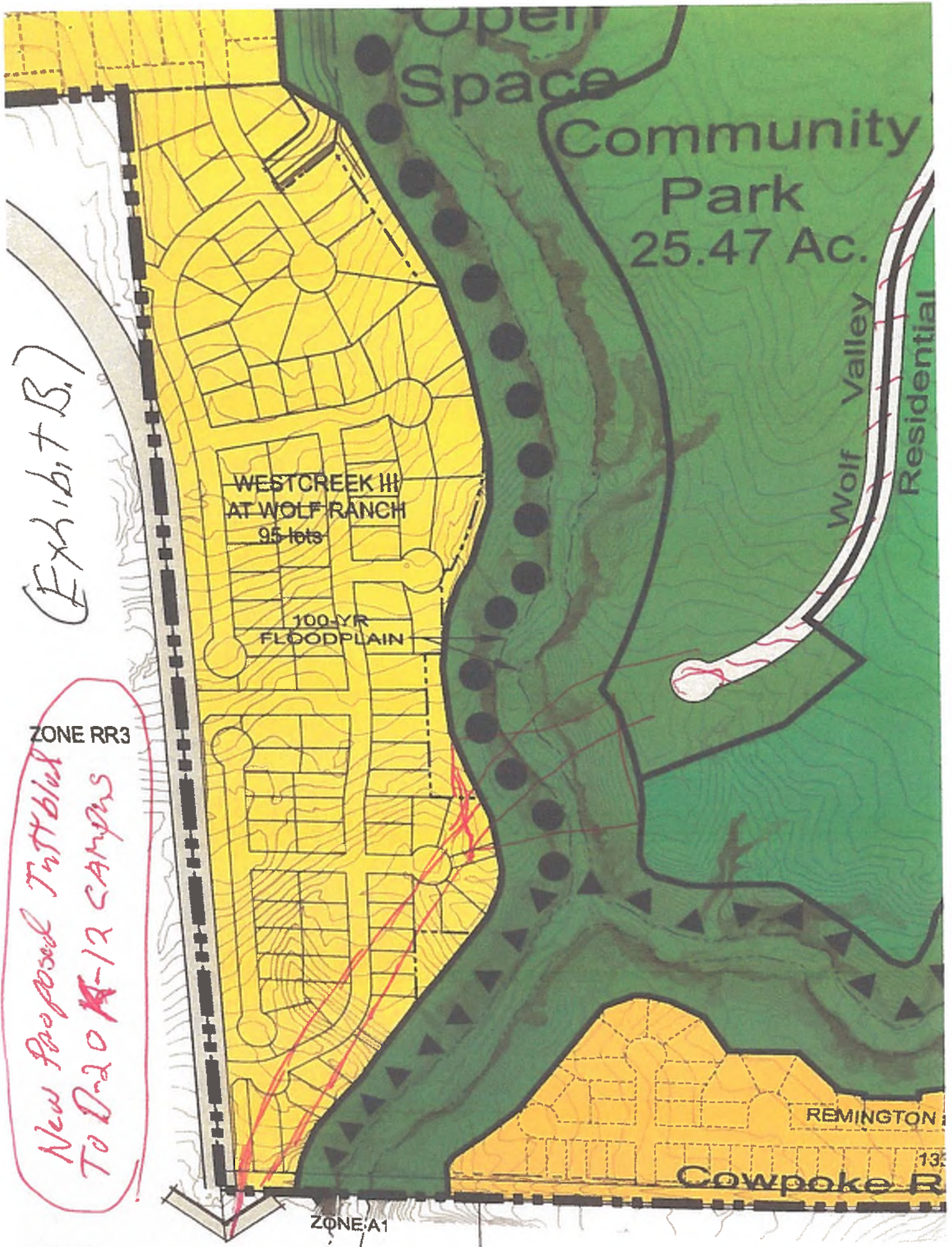


FIGURE 5

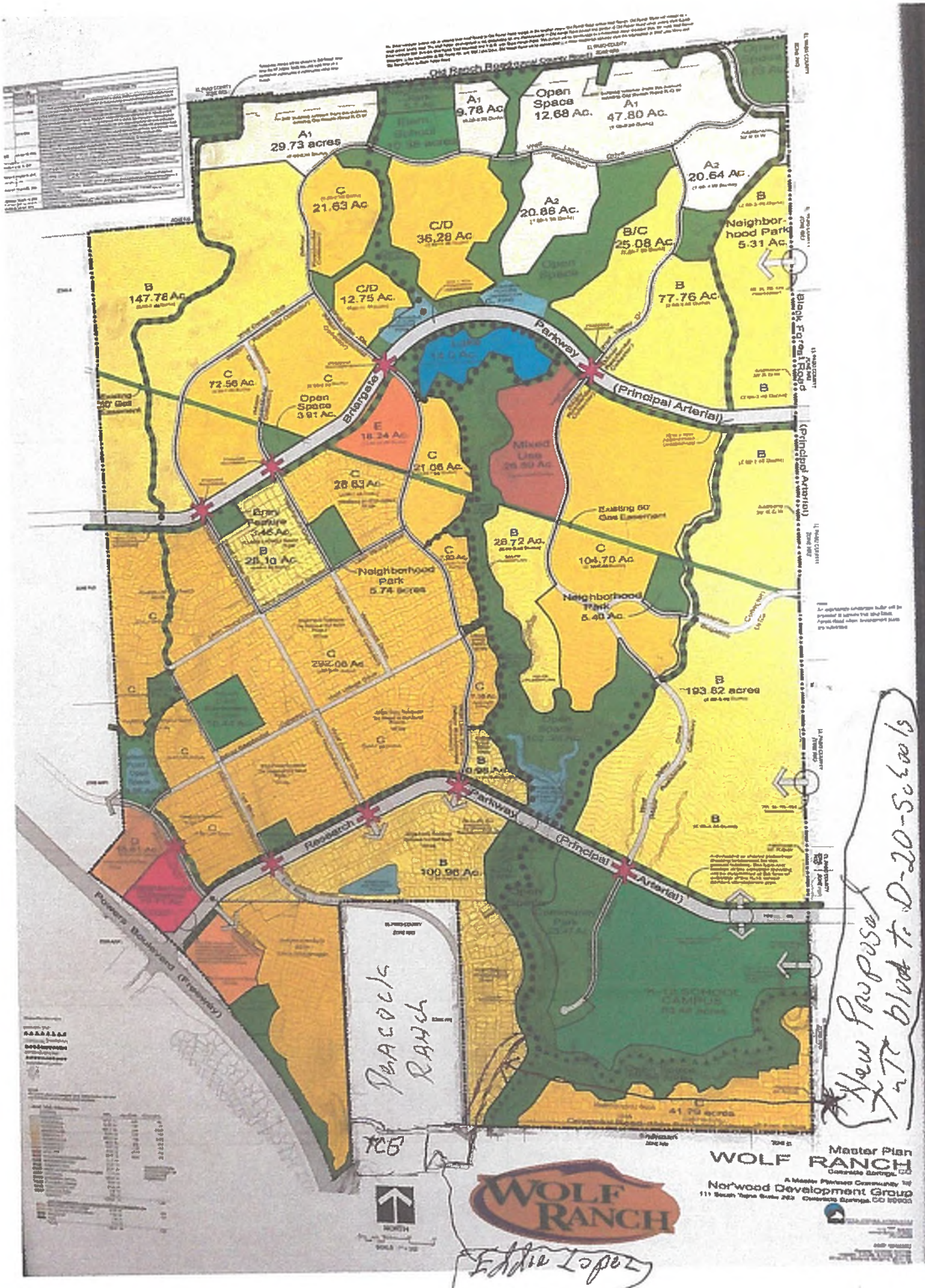


FIGURE 5