

## Sevigny, Gabe G

---

**From:** Elizabeth McCowen <allmonelizabeth15@gmail.com>  
**Sent:** Friday, October 18, 2024 3:09 PM  
**To:** Sevigny, Gabe G; allCouncil@springsgov.com  
**Subject:** Rock Creek Mesa

**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!**

To whom it may concern:

I am a resident of the Rock Creek Mesa area off Hwy 115 and Pawnee Road in the county of El Paso. My husband and I bought up here for our retirement home because of the beautiful area and being away from the city life and being in a small mountain community. We love being here because of the small community and we love the wildlife we have here. We own a home in the City of Colorado Springs also but prefer being here in the county where life is much slower and more beautiful.

As you all know, there is a Developer that has come in a bought up a lot of land here after he said he wanted to build on what he already owned but made it sound like he already owned land and he should be able to build on it. He bought the rest after the fact and is still buying more so you will let him come in and take over. Yes, we have objected this but our Council approved his rezoning for 262 homes. Now he is trying to get the TOPS land zoned in the City so he can build more homes, looks like up to 800 homes or more when all is said and done after his other phases are built This would take away so much of the Country/Mountain living that we all know and love and take away from the wildlife we have here. We have a beautiful Park right next door that so many love to visit because it is away from all the hustle and bustle of the city life.

This developer has tried for years to build high density here; he was approved 211 houses by the County Commissioners only to find that he couldn't come up with the 300 yrs worth of water required by county rule. Now he is trying to have a piece of Cheyenne Mountain State Park annexed so that he can get water. This is how that would work: The city owns the piece of property, and it is in the county. The city would annex it from county to the city. The developer has property next to that piece and is saying he has the contiguity to annex. If his property was in the city, he could then have all the water he wanted. The developer sent a submittal to Gabe Sevigny, planning, and wanted 550 houses to start. The developer's intention is to serial annex other properties. According to COS Utility records, via CORA, the total build out is approximately 850 homes. We are also told this is to help Fort Carson with affordable homes for their soldiers. As of right now Fort Carson is building homes on base and this developer is not. Fort Carson takes care of it on. The homes that the developer will build will not be affordable to them.

There are so many things that have been said about this Developer bringing new homes up here and so many lies have been told about our area. It hurts to see that he is able to lie about our Water District not being able to provide water to the residents here. Never have we not had water in our homes. We make sure of that. We were even told that if we help buy into his new system from the Sundance development for 2 million dollars we would be able to only receive water if we had an emergency. This is not something we could afford to do and why make cost go up higher for our residents for something we cant use. The Developer has told Council we have no water here and Council believes him without listening to the facts of what we really have. We make sure everyone is taken care of and will have water when they go to their faucets. We had a reporter come here a few months ago and a photographer. They were able to take pictures of our 3 Water Tanks that we use every day. Yes, we do have a working water district that provides! I know these things are fact because I am the President of the Water Board for this district.

Another lie that has been told time after time is the fire danger and evacuation time. Said there was a study done and that evacuation time was 5 to 7 minutes. We had a fire here a couple of years ago and I know for a fact that the

evacuation time for us up on the hill was at least 45 minutes to be able to get to HWY 115 and we still had to wait up to 10 minutes to get on the highway. This was experienced by many that day but no one believes that because of a STUDY that was done. We only have one way in and one way out and by putting in more homes at the bottom of the hill it will make that time even longer and it will cause loss of life up here. The City Fire departments would not be able to respond to fires up here in a timely manner as if all this is approved our Hwy 115 fire department would not be able to respond to us being that those homes would be City and not County and again, we would be in more danger because it would take at least 15 to 20 minutes to respond from the City Fire Department. Please take the time to talk to us that live here and really listen to what we have to say and the real facts, not something on a piece of paper that we know is not a true fact of evacuation times. Maybe on a day there is no fire and no traffic on HWY 115 could we get out in 5 to 7 minutes. Rock Creek Mesa and HWY 115 residents are extremely concerned for the high density request due to lack of egress and fire concern, also high density in an already established county neighborhood, and the parks area should be preserved.

Another fact that comes to mind is that Parks and Wildlife says there is no problem with wildlife here. I don't know where they are looking and how many animals they have to see to say there isn't enough and it is ok to build because there aren't enough to care about and just build. We have so much wildlife here and I know that when the Sundance area started building down the road, they had to stop due to a certain animal breeding season. So stop building so they can breed but now take away their home to raise their families?? Does this make sense to you? One day they care and the next they don't. Here are the animals we have here. Elk that migrate though here, bear and their cubs, deer and their families, fox, mountain lions and their families, bobcats, raccoons, skunks, rabbits, wild turkeys and their families, up to 30 new babies a year. Birds like Spotted Owls, Blue jays, Woodpeckers, Flickers, Nuthatches, Hummingbirds that come every year, and so many more. You want to take their home away from them. They all use the areas that the Developer want to build on and just because you don't see them when you come and look for five minutes doesn't mean they are not here I have video of these beautiful animal and can show them to you any time.

Most of the residents here (all but 2) do not want this but the Developer tells you it is 70 percent. Why are we not listened to? Why are lies told by him believed but not fact checked? Why do we have to be told that we are stupid to vote on these issues about the TOPS land? Please I ask of each and everyone of you, come here and really look at what you are letting someone take away not only from the people but the animals and natural beauty of our Chyenne Mountain. There is more going on here that no one really looks at and I feel that Council has no regard for their community and it people. Talk to the homeowners that live here. See how we really live and why. Take the time to talk with the citizens, hear what they have to say.

Thank you for reading this letter and know that it will be sent to the County, News stations, State Representatives and Governor. We need to be heard and not just brushed aside for someone to make money.

Elizabeth McCowen

719-321-6595

Allmonelizabeth15@gmailcom

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, October 18, 2024 2:39 PM  
**Subject:** Cheyenne Mountain State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6 - Public Hearing Notification  
**Attachments:** Rock Creek Mesa Addition No. 1 Annexation-Postcard 11.13.24.pdf

Hello,

As previous neighbors that have provided comments I wanted to advise that the application is being scheduled with Planning Commission for November 13, 2024, see attached for the postcard what will be sent out shortly. The meeting starts at 9:00 am. The official agenda will be posted prior to that date that will have the order of items to be presented for Planning Commission. Upon arrival the meeting room is on the second floor to the right. There will be sign in sheets when you enter, if you choose to speak we request to sign in so we have an accurate way of spelling your name and we can call on your name. You may still issue comments directly to me and they will continue to be a part of the public record and forwarded to Planning Commission and City Council.

Please let me know if I can be of any assistance.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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## Sevigny, Gabe G

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**From:** Elizabeth McCowen <allmonelizabeth15@gmail.com>  
**Sent:** Wednesday, October 16, 2024 9:34 AM  
**To:** Sevigny, Gabe G; Yemi Mobolade; allCouncil@springsgov.com; Donelson, Dave; Felicia Grillo; Talarico, Michelle; IngridMobley@elpasoco.com; Richard@kvor.com; news@kktv.com; krdoonews@krdo.com; News@koaa.com; Governor.polis@state.co.us; stanvanderwerf@elpasoco.com  
**Subject:** Rock Creek Mesa Development

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Thank you for reading this letter and know that it will be sent to the County, News stations, State Representatives and Governor. We need to be heard and not just brushed aside for someone to make money.

Elizabeth McCowen

719-321-6595

Allmonelizabeth15@gmailcom

## Sevigny, Gabe G

---

**From:** William Palmer <shotwithluck1@earthlink.net>  
**Sent:** Wednesday, September 18, 2024 1:33 PM  
**To:** Sevigny, Gabe G  
**Cc:** Matt Barton  
**Subject:** Re: Rock Creek Mesa Annexation Proposal

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Thank you Gabe.  
All the Best!  
Bill Palmer

On Sep 18, 2024, at 9:50 AM, Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Hello,  
The Work Session is held at City Hall located at 107 N Nevada, 3<sup>rd</sup> Floor. As a reminder while you can be in-person, no public comment can be made at Work Session. This is an informational item only for City Council and no decision will be made.

<image001.png>

**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** William Palmer <[shotwithluck1@earthlink.net](mailto:shotwithluck1@earthlink.net)>  
**Sent:** Tuesday, September 17, 2024 5:59 PM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Cc:** Matt Barton <[matthewryanbarton@gmail.com](mailto:matthewryanbarton@gmail.com)>  
**Subject:** Re: Rock Creek Mesa Annexation Proposal

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Thanks for the notification Gabe, I will attend in person on Oct 7.  
Are the work sessions conducted in the city building at the corner of Nevada and Colorado Avenues?  
All the Best!

Bill Palmer

On Sep 17, 2024, at 1:30 PM, Sevigny, Gabe G  
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<image001.png>

**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Wednesday, September 18, 2024 9:51 AM  
**To:** William Palmer  
**Cc:** Matt Barton  
**Subject:** RE: Rock Creek Mesa Annexation Proposal

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<image001.png>

**Gabe Sevigny**

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Land Use Review Division

City of Colorado Springs

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## Sevigny, Gabe G

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**From:** Sevigny, Gabe G  
**Sent:** Tuesday, September 17, 2024 1:31 PM  
**Subject:** Rock Creek Mesa Annexation Proposal

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## Sevigny, Gabe G

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**From:** Sevigny, Gabe G  
**Sent:** Friday, August 30, 2024 10:03 AM  
**Subject:** Rock Creek Mesa Annexation Proposal

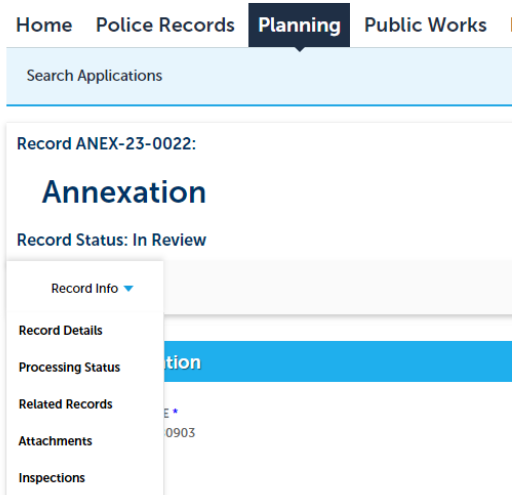
Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of September 12, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>.

You can search by using the following project numbers:

- Annexation – ANEX-24-0001 (Cheyenne Mountain State Park Addition No. 1), ANEX-24-0002 (Rock Creek Mesa Addition No. 1), ANEX-24-0003 (Rock Creek Mesa Addition No. 2), ANEX-24-0004 (Rock Creek Mesa Addition No. 3), ANEX-24-0005 (Rock Creek Mesa Addition No. 4), ANEX-24-0006 (Rock Creek Mesa Addition No. 5), ANEX-24-0007 (Rock Creek Mesa Addition No. 6)
- Land Use Plan – MAPN-23-0009
- R-Flex Medium (West Side) Zone Change – ZONE-23-0026
- R-Flex Medium (East Side) Zone Change – ZONE-23-0030

When you enter the project number in the 'Record' search box, the next screen will have a drop down arrow for 'Record Info'. Click on the 'Attachments' tab to review documents (see below). There is a response letter in the submittal from neighbors.



If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. This application is not currently being scheduled for public hearing. Another email along with future postcards and posters will be required prior to scheduling a public hearing with Planning Commission and/or City Council.



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, August 30, 2024 10:01 AM  
**To:** Felicia Grillo  
**Subject:** RE: update

Good Morning,

You will see a separate email as well for the standard language of the resubmittal, but I can update you here as well. They did resubmit for the latest review cycle yesterday. I still do not currently have a specific timeline for this project to go to public hearing. The applicant will still need to make sure all comments are addressed and the Annexation Agreement will need to be executed. Prior to City Council, the application has to be presented before Planning Commission. Another postcard and posters are required prior to that hearing as well as City Council. Along with the posters/postcards, the public hearing with City Council is required to be in the newspaper and I will also be sending out emails as I have been. Let me know if I can be of further assistance.



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**Planning Supervisor**  
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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, August 30, 2024 9:19 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** update

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Hello Gabe,

I was wondering where things are at regarding the time table to go before City Council.

Thank you,  
Felicia

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**From:** David Eisenstein <dge@bek-law.com>  
**Sent:** Friday, August 9, 2024 12:27 PM  
**To:** Sevigny, Gabe G  
**Subject:** RE: Rock Creek Mesa Annexation Proposal

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Hello Gabe. Thank you for keeping me informed on this project. Please let me know the status of these applications, specifically if and when any public hearings or meetings are scheduled either before City Council or any other reviewing bodies. Thank you for your help. -david eisenstein

David G. Eisenstein, P.C.  
Blockwick Eisenstein Krahenbuhl, LLC  
2672 North Park Drive, Suite 200  
Lafayette, CO 80026  
Phone: 303-443-4434 (direct)  
Phone: 303-349-0400 (mobile)  
E-mail: [dge@bek-law.com](mailto:dge@bek-law.com)

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---

**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Friday, July 12, 2024 1:48 PM  
**Subject:** Rock Creek Mesa Annexation Proposal

Hello,

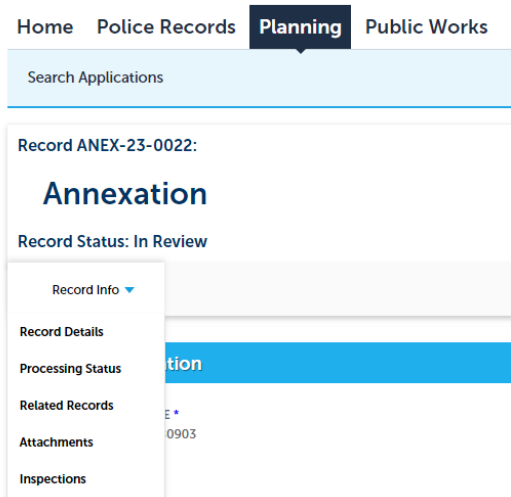
As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of July 25, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. I will be out of the office next week. Please feel free to provide comments, but I will not be able to respond until my return.

You can search by using the following project numbers:

- Annexation – ANEX-24-0001 (Cheyenne Mountain State Park Addition No. 1), ANEX-24-0002 (Rock Creek Mesa Addition No. 1), ANEX-24-0003 (Rock Creek Mesa Addition No. 2), ANEX-24-0004 (Rock Creek Mesa Addition No. 3), ANEX-24-0005 (Rock Creek Mesa Addition No. 4), ANEX-24-0006 (Rock Creek Mesa Addition No. 5), ANEX-24-0007 (Rock Creek Mesa Addition No. 6)
- Land Use Plan – MAPN-23-0009
- R-Flex Medium (West Side) Zone Change – ZONE-23-0026
- R-Flex Medium (East Side) Zone Change – ZONE-23-0030



When you enter the project number in the 'Record' search box, the next screen will have a drop down arrow for 'Record Info'. Click on the 'Attachments' tab to review documents (see below). There is a response letter in the submittal from neighbors.



If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. This application is not currently being scheduled for public hearing. Another email along with future postcards and posters will be required prior to scheduling a public hearing with Planning Commission and/or City Council.

**\*\*Upcoming PTO: July 15, 2024 – July 19, 2024\*\***



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, August 9, 2024 10:03 AM  
**To:** Jason Alwine  
**Subject:** Rock Creek Mesa

Hello Jason,

Please see below for a neighbor comment. I missed the first email so a second one was sent this week. You can see staff's responses to process, but there are questions in reference to the application that you would need to provide a response letter to the neighbor. Let me know if you have any questions.

Hello,

Council has asked me to connect with you about the questions below. Apologies as I do not have any previous emails from you and was not able to provide a response. I have been sending updates to emails to all that have sent in and my list does include a Randall Ostebo, but I am not seeing any emails from this email address. If you could verify which email you are using that would greatly appreciated. Please see below for statements about specific issues. Please let me know if I can be of further assistance.

1: When did spot annexation start? I am 1 block from the annexation area. I know the proposal states that the existing residents will not be part of the annexation. I find that false. We will have to be the ones that are paying higher taxes when we chose to live outside of Colorado Springs, and in 5 years we will be forced to be part of the annexation. **Annexations require contiguity with the City boundary and State Statutes permit Serial Annexations, this is not a spot annexation, residents outside of the proposal area are not a part of this annexation, if a neighboring property chooses in the future to annex they may, the City does not force any annexations of privately owned property.**

2: The part of Cheyenne Mountain State Park is bought with TOPS money is ment to be open space for the residents of Colorado Springs, after all we are paying for the open space through taxes, and we are still paying for it. You are supposed to let the taxpayers decide. **This area know as the Cheyene Mountain Addition No. 1 is owned and maintained by the City and will continue to be owned by City, since there is no transfer of ownership, there is no vote that is required from the public.**

3: All of the housing you are letting the developer put in is now ruined the beauty of this area. We are not California or even Denver. Our infrastructure can not handle much more on the housing market. **Outside agencies include Engineering, Traffic, CDOT, Fire, PD, CSU, School District, and Military Bases.**

4: Ft. Carson training area is less than 2 miles away, therefore you will be in violation of article 10 ( no high density housing within 2 miles of a training area) which the City of Colorado Springs and Ft. Carson have an agreement. I invite you to my home to watch the training with me. You can see the helicopter psd from my living room. **Fort Carson is an outside agency that has not provided comment, can you provide additional information to which article you are referring to, as this application is not in violation of any State Statute that staff has found nor the JLUS (Joint Land Use Study).**

5: There is no egress for the Rock Creek Mesa area. There are only 2 streets going in and out of the area. The soil test have showed that the dirt cannot handle a road where there should be one for emergency. Therefore you are putting citizens in danger, due to this is a high fire area, also puts the City of Colorado Springs in jeopardy of another lawsuit. **CSFD and CSPD are both outside agencies for review, the application is meeting requirements for an annexation, zone establishments and Land Use Plan.**

6: With the water situation you report that Colorado Springs is at 128% capacity, what you did not include was that does not count for all of the new housing. I am not on Rock Creek Mesa water or Colorado Springs water, but if you put the water infrastructure in I will still have to pay for it. Are you willing to pay this for me and the others around here that are in the same situation? We feel that if we have to pay \$50,000 to tap into your water it is not worth it.

That comes from the developers mouth. Many do not have a \$95,000 a year income. **Can you provide where this information came from as this not part of the annexation?**

7: There is no Metro bus routes out here, so apartment and low income housing will not work here. Most low income housing people do not have cars, and Ft. Caron is building new housing for their soldiers. I know because I do have friends working that site. **This proposal is not for affordable housing.**

8: We do not have the Emergency response personal. The city of Colorado Springs is below number for the police department alone. **CSFD and CSPD are outside agencies for this application and have no remaining comments**

9: The accidents that will happen on Hwy 115 will go up considerably even if there is a light at Pawnee road due to the fact that people do not know how to drive around large trucks and are always cutting them off. I ask have you ever tried to stop a dump truck or end dump empty or fully loaded? It is not easy. I do invite you to take a ride along with my company for a day to see what it is like. Also the traffic study is done South of Barrett road largest quarries are north of Barret rd. **Both City Traffic Engineering and CDOT are part of the outside agency review, the traffic study submitted has the necessary public improvements**

10: Forbes Magazine puts Colorado Springs #4 on the worst city to visit because things are over priced and the city has lost its beauty from all of the infrastructure and not a tourist friendly town. **This is not a part of the Conditions for Annexation, nor criteria of approval for a zone establishment or land use plan.**

11: There is NOT a housing crisis in Colorado Springs. You have 2/3 of unoccupied house and apartments in the city. There have been many new reports about it. To solve that problem make the already existing housing affordable. We already gave them the tax credit. **This is not a part of the Conditions for Annexation, nor criteria of approval for a zone establishment or land use plan.**



**Gabe Sevigny**  
**Planning Supervisor**  
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Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Chrissy Ostebo <[chrissyostebo@gmail.com](mailto:chrissyostebo@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 7:50 AM  
**To:** All Council - DL <[allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)>; Yemi Mobolade <[Yemi.Mobolade@coloradosprings.gov](mailto:Yemi.Mobolade@coloradosprings.gov)>  
**Subject:** Rock Creek Mesa Annexation

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To all council Members,

Hello, my name is Christina Ostebo.

I live in the Rock Creek Mesa area.

I have concerns and questions of the annexation in this area. 1: When did spot annexation start? I am 1 block from the annexation area. I know the proposal states that the existing residents will not be part of the annexation. I find that false. We will have to be the ones that are paying higher taxes when we chose to live outside of Colorado Springs, and in 5 years we will be forced to be part of the annexation. 2: The part of Cheyenne Mountain State Park is bought with TOPS money is ment to be open space for the residents of Colorado Springs, after all we are paying for the open space through taxes, and we are still paying for it. You are supposed to let the taxpayers decide. 3: All of the housing you are letting the developer put in is now ruined the beauty of this area. We are not California or even Denver. Our infrastructure can not handle much more on the housing market. 4: Ft. Carson training area is less than 2 miles away, therefore you will be in violation of article 10 ( no high density housing within 2 miles of a training area) which the City of Colorado Springs and Ft. Carson have an agreement. I invite you to my home to watch the training with me. You can see the helicopter psd from my living room. 5: There is no egress for the Rock Creek Mesa area. There are only 2 streets going in and out of the area. The soil test have showed that the dirt cannot handle a road where there should be one for emergency. Therefore you are putting citizens in danger, due to this is a high fire area, also puts the City of Colorado Springs in jeopardy of another lawsuit. 6: With the water situation you report that Colorado Springs is at 128% capacity, what you did not include was that does not count for all of the new housing. I am not on Rock Creek Mesa water or Colorado Springs water, but if you put the water infrastructure in I will still have to pay for it. Are you willing to pay this for me and the others around here that are in the same situation? We feel that if we have to pay \$50,000 to tap into your water it is not worth it. That comes from the developers mouth. Many do not have a \$95,000 a year income. 7: There is no Metro bus routes out here, so apartment and low income housing will not work here. Most low income housing people do not have cars, and Ft. Caron is building new housing for their soldiers. I know because I do have friends working that site. 8: We do not have the Emergency response personal. The city of Colorado Springs is below number for the police department alone. 9: The accidents that will happen on Hwy 115 will go up considerably even if there is a light at Pawnee road due to the fact that people do not know how to drive around large trucks and are always cutting them off. I ask have you ever tried to stop a dump truck or end dump empty or fully loaded? It is not easy. I do invite you to take a ride along with my company for a day to see what it is like. Also the traffic study is done South of Barrett road lagest quarries are north of Barret rd. 10: Forbes Magazine puts Colorado Springs #4 on the worst city to visit because things are over priced and the city has lost its beauty from all of the infrastructure and not a tourist friendly town. 11: There is NOT a housing crisis in Colorado Springs. You have 2/3 of unoccupied house and apartments in the city. There have been many new reports about it. To solve that problem make the already existing housing affordable. We already gave them the tax credit.

I ask that you take all of these factors into consideration for the citizens of Colorado Springs. I know that the Rock Creek Mesa area citizens are tired of all of the lies and shady deals that are being done behind our backs. Your City Planner Gabe S. has never responded to my emails with answers when I have asked questions. If you could please contact me for questions or any answers on what is being done for the safety and concern for Rick Creek Mesa area please get ahold of me at

[chrissyostebo@gmail.com](mailto:chrissyostebo@gmail.com) or cell # 719-650-4688.

Thank you for your time.

Christina Ostebo

Hello,

Thank you for the additional email as I did not see it the first time. Several of the answers were provided in the last email and the others below would not be for staff to answer but for the applicant. I will forward your email to them and they can provide a response in their next submittal. Let me know if I can be of further assistance.



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**From:** Chrissy Ostebo <[chrissyostebo@gmail.com](mailto:chrissyostebo@gmail.com)>  
**Sent:** Friday, August 9, 2024 9:00 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Fwd: Rock Creek Mesa Annexation and Development

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**From:** **Chrissy Ostebo** <[chrissyostebo@gmail.com](mailto:chrissyostebo@gmail.com)>  
**Date:** Fri, Feb 23, 2024, 12:31 PM  
**Subject:** Rock Creek Mesa Annexation and Development  
**To:** <[Gabe.sevigny@coloradosprings.gov](mailto:Gabe.sevigny@coloradosprings.gov)>

Good afternoon,

My name is Christina Ostebo,  
I have a few questions that I would like to be answered due to the fact that they were not answered at the meeting.

- 1: Why did the city council deny the development and less than 6 months later they changed their minds?
- 2: How did Ft. Carson come to the conclusion that they needed more housing when they are building more housing on base?
- 3: The state of Colorado is in a constant drought, how are we getting water to all of the development that is going on in Colorado Springs? Are the taxpayers paying for water to be shipped in?
- 4: The traffic study that was done by Matrix Design Group is inaccurate. They did the study in May. That is like doing the study during COVID. Will there be a new study? Suggestion, do the study in July when there is truck traffic going to and from the quarries and not in just the turning lanes that go on and off Pawnee. Therefore the numbers are wrong. Also the need to see the impact of traffic during incimate weather.
- 5: How are residents going to be able to escape during a fire when there is 1 road out. 2022 a grass fire happened in front of the mobile home park with only 1 entrance in and out. Luckily the fire was put out. Another fire that year was on the south side of Cherokee people were starting to get evacuated. It took 45 mins for some people to get

out. When there is a fire and Pawnee and Cherokee Roads are filled with fire trucks, and other emergency vehicles, how are people to get out with all of the commotion?

6: There is an encroachment issue with Ft. Carson training area. No high density building within 2 miles of the training area. This area is right across the street from the training area. I do invite you to come to my home and see the helicopter pad and radio tower, watching the helicopters fly over our homes, and the maneuvers they do in the valley next to Hwy 115. How will this be solved?

7: The part of Cheyenne Mountain State Park was Purchased with TOPS money. The part that the city owns is still being paid for by the taxpayers. So how is the city council able to vote on the annexation of this part of the park without the voters input or vote. Do citizens know about this? There is a law in Colorado called Colorado Sunshine Law. C.R.S. 24-6-401. It seems that the city council is in violation of that law.

8: If Dan Mientka was not involved would the city council be even thinking about this annexation? If so, why haven't they done it before while taxpayers are paying for this?

9: With all of the housing going in, what about the schools? Fountain-Ft. Carson school district does not have enough schools for the residents now. How will that be solved?

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11: How are we as residents of Rock Creek Mesa benefiting from this? Fire hydrants? More taxes?

12: When my husband and I built our home (us being the developer and contractor) we had to go through El Paso County. Why have the rules changed?

13: City Council has a lawsuit against them for a fire evacuation route by the Creekwalk area by the same developer. Why make the same mistake again?

If you could please answer my questions I would appreciate it. Please have the respect to answer me and not send me on a goose chase for answers and refer me to the Matrix Development Group.

Thank you,  
Christina Ostebo  
719-650-4688



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

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**Sent:** Friday, August 9, 2024 10:00 AM  
**To:** Chrissy Ostebo  
**Subject:** RE: Rock Creek Mesa Annexation and Development

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**Sent:** Friday, August 9, 2024 9:00 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
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Christina Ostebo  
719-650-4688



## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, August 8, 2024 4:39 PM  
**To:** chrissyostebo@gmail.com  
**Subject:** RE: Rock Creek Mesa Annexation

Hello,

Council has asked me to connect with you about the questions below. Apologies as I do not have any previous emails from you and was not able to provide a response. I have been sending updates to emails to all that have sent in and my list does include a Randall Ostebo, but I am not seeing any emails from this email address. If you could verify which email you are using that would greatly appreciated. Please see below for statements about specific issues. Please let me know if I can be of further assistance.

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**From:** Chrissy Ostebo <[chrissyostebo@gmail.com](mailto:chrissyostebo@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 7:50 AM  
**To:** All Council - DL <[allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)>; Yemi Mobolade <[Yemi.Mobolade@coloradosprings.gov](mailto:Yemi.Mobolade@coloradosprings.gov)>  
**Subject:** Rock Creek Mesa Annexation

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To all council Members,

Hello, my name is Christina Ostebo.

I live in the Rock Creek Mesa area.

I have concerns and questions of the annexation in this area. 1: When did spot annexation start? I am 1 block from the annexation area. I know the proposal states that the existing residents will not be part of the annexation. I find that false. We will have to be the ones that are paying higher taxes when we chose to live outside of Colorado Springs, and in 5 years we will be forced to be part of the annexation. 2: The part of Cheyenne Mountain State Park is bought with TOPS money is ment to be open space for the residents of Colorado Springs, after all we are paying for the open space through taxes, and we are still paying for it. You are supposed to let the taxpayers decide. 3: All

of the housing you are letting the developer put in is now ruined the beauty of this area. We are not California or even Denver. Our infrastructure can not handle much more on the housing market. 4: Ft. Carson training area is less than 2 miles away, therefore you will be in violation of article 10 ( no high density housing within 2 miles of a training area) which the City of Colorado Springs and Ft. Carson have an agreement. I invite you to my home to watch the training with me. You can see the helicopter psd from my living room. 5: There is no egress for the Rock Creek Mesa area. There are only 2 streets going in and out of the area. The soil test have showed that the dirt cannot handle a road where there should be one for emergency. Therefore you are putting citizens in danger, due to this is a high fire area, also puts the City of Colorado Springs in jeopardy of another lawsuit. 6: With the water situation you report that Colorado Springs is at 128% capacity, what you did not include was that does not count for all of the new housing. I am not on Rock Creek Mesa water or Colorado Springs water, but if you put the water infrastructure in I will still have to pay for it. Are you willing to pay this for me and the others around here that are in the same situation? We feel that if we have to pay \$50,000 to tap into your water it is not worth it. That comes from the developers mouth. Many do not have a \$95,000 a year income. 7: There is no Metro bus routes out here, so apartment and low income housing will not work here. Most low income housing people do not have cars, and Ft. Caron is building new housing for their soldiers. I know because I do have friends working that site. 8: We do not have the Emergency response personal. The city of Colorado Springs is below number for the police department alone. 9: The accidents that will happen on Hwy 115 will go up considerably even if there is a light at Pawnee road due to the fact that people do not know how to drive around large trucks and are always cutting them off. I ask have you ever tried to stop a dump truck or end dump empty or fully loaded? It is not easy. I do invite you to take a ride along with my company for a day to see what it is like. Also the traffic study is done South of Barrett road lagest quarries are north of Barret rd. 10: Forbes Magazine puts Colorado Springs #4 on the worst city to visit because things are over priced and the city has lost its beauty from all of the infrastructure and not a tourist friendly town. 11: There is NOT a housing crisis in Colorado Springs. You have 2/3 of unoccupied house and apartments in the city. There have been many new reports about it. To solve that problem make the already existing housing affordable. We already gave them the tax credit.

I ask that you take all of these factors into consideration for the citizens of Colorado Springs. I know that the Rock Creek Mesa area citizens are tired of all of the lies and shady deals that are being done behind our backs. Your City Planner Gabe S. has never responded to my emails with answers when I have asked questions. If you could please contact me for questions or any answers on what is being done for the safety and concern for Rick Creek Mesa area please get ahold of me at

[chrisseyostebo@gmail.com](mailto:chrisseyostebo@gmail.com) or cell # 719-650-4688.

Thank you for your time.

Christina Ostebo

## Sevigny, Gabe G

---

**From:** gary james <blackjackrider2003@yahoo.com>  
**Sent:** Friday, July 12, 2024 3:00 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock Creek Mesa Annexation Proposal

**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!**

This development is unnecessary and the access to Hwy 115 will be horrendous and in case of a fire it could be catastrophic. Stop this now!!!!

On Friday, July 12, 2024 at 01:48:20 PM MDT, Sevigny, Gabe G <gabe.sevigny@coloradosprings.gov> wrote:

Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of July 25, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. I will be out of the office next week. Please feel free to provide comments, but I will not be able to respond until my return.

You can search by using the following project numbers:

- Annexation – ANEX-24-0001 (Cheyenne Mountain State Park Addition No. 1), ANEX-24-0002 (Rock Creek Mesa Addition No. 1), ANEX-24-0003 (Rock Creek Mesa Addition No. 2), ANEX-24-0004 (Rock Creek Mesa Addition No. 3), ANEX-24-0005 (Rock Creek Mesa Addition No. 4), ANEX-24-0006 (Rock Creek Mesa Addition No. 5), ANEX-24-0007 (Rock Creek Mesa Addition No. 6)
- Land Use Plan – MAPN-23-0009
- R-Flex Medium (West Side) Zone Change – ZONE-23-0026
- R-Flex Medium (East Side) Zone Change – ZONE-23-0030

When you enter the project number in the 'Record' search box, the next screen will have a drop down arrow for 'Record Info'. Click on the 'Attachments' tab to review documents (see below). There is a response letter in the submittal from neighbors.

Search Applications

Record ANEX-23-0022:

# Annexation

Record Status: In Review

Record Info ▾

Record Details

Processing Status

Related Records

Attachments

Inspections

tion

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0903

If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. This application is not currently being scheduled for public hearing. Another email along with future postcards and posters will be required prior to scheduling a public hearing with Planning Commission and/or City Council.

**\*\*Upcoming PTO: July 15, 2024 – July 19, 2024\*\***



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, July 12, 2024 1:48 PM  
**Subject:** Rock Creek Mesa Annexation Proposal

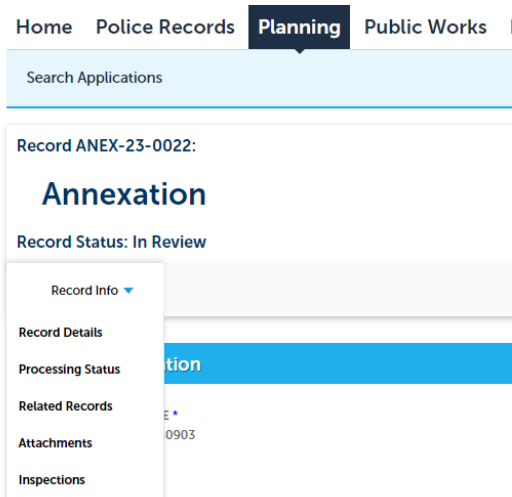
Hello,

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**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Kathy Olson <kathy@rcmwd.com>  
**Sent:** Wednesday, May 15, 2024 6:46 AM  
**To:** Sevigny, Gabe G  
**Subject:** FW: Rock Creek Mesa Annexation Proposal

**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!**

Good morning Gabe,  
Not sure why I didn't get this one. Please add me back on receiving emails for this project. Thank you. Please send me this so that I can have the attachment.

---

**From:** G <super383@yahoo.com>  
**Sent:** Tuesday, May 14, 2024 5:33 PM  
**To:** Kathy Olson <kathy@rcmwd.com>  
**Subject:** Fwd: Rock Creek Mesa Annexation Proposal

G

Begin forwarded message:

**From:** "Sevigny, Gabe G" <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Date:** May 13, 2024 at 3:10:36 PM MDT  
**Subject:** Rock Creek Mesa Annexation Proposal

Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of May 27, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. Staff does understand this to be City Holiday so comments can be received for this cycle until May 28, 2024. That does not mean that you cannot continue to comment, it just means that is the window that is needed to return those comments to the applicant.

Please note to assist with removing some of the confusion that the City owned parkland is not being transferred, sold, or conveyed and will continue to be owned by the City of Colorado Springs, staff had recommend that Rock Creek Mesa Addition No. 1 change the name to Cheyenne State Park Addition No. 1, while the area that is owned by the developer would be named Rock Creek Mesa Addition Nos. 1-6. The applicant agreed and made the changes as outlined below. Again, please note, the area that is city owned is not being transferred, sold, or conveyed to any developer and is to be continued to be owned and maintained by the City of Colorado Springs Parks Department.

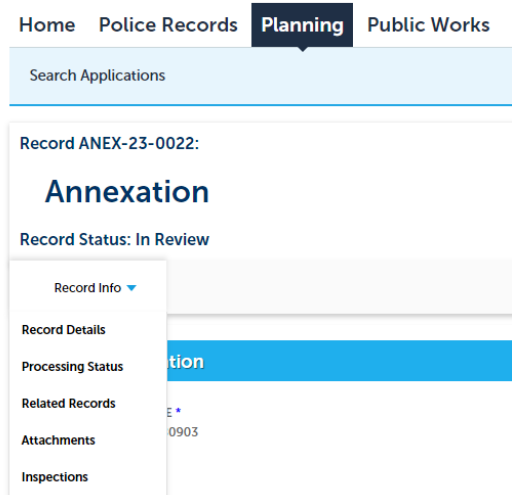
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- Parkland Zone Change – ZONE-23-0027
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**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, May 13, 2024 3:11 PM  
**Subject:** Rock Creek Mesa Annexation Proposal

Hello,

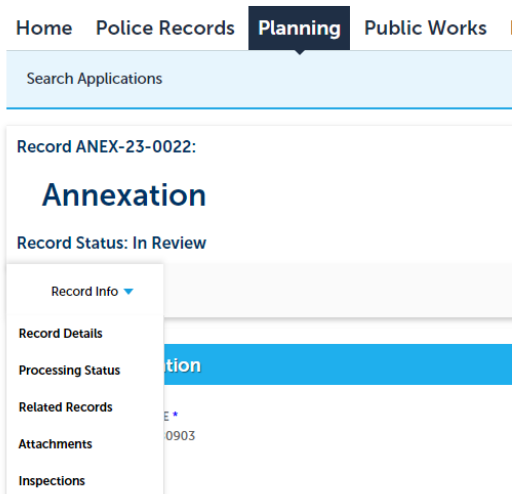
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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, April 15, 2024 11:23 AM  
**To:** Felicia Grillo  
**Subject:** RE: questions

Hello,

Apologies for mis-understanding the question. If the question is only about the possibility of properties to be automatically annexed, then the answer is no, properties are not automatically annexed whether located in enclaves or not in enclaves. Each property owner would have to seek voluntary annexation. Hope that helps, but let me know if you need additional clarification.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Monday, April 15, 2024 9:01 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: questions

**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!**

Good morning, thank you for such a quick response. Sorry about all the emails coming right off a weekend. Thanks for always saying I can reach back out to you. I appreciate your professionalism and patience. (:

Actually, I was talking about the FUTURE inclusion map. It is available as it was included in the initial proposal for Rock Creek Metro.

Future inclusion properties are the developers' properties off of Cherokee and the single houses like mine that are not in the current proposal.

I'm looking past the current proposal and looking at the entire picture as documented in the Rock Creek Mesa District Plan presented to County Commissioners a few years back. Colorado Springs Utilities refers to it as a total build out of maybe 850 dwellings or so.

We can use a theoretical here if you prefer...

Do properties inside enclaves "automatically" get annexed into a/the district? I understand that houses outside districts can ask to be annexed, that is not what I'm asking. What are the requirements for automatic annexation that people have no choice in...I think it would be enclaves, but I need clarification.

Thank you as always,

Felicia

1.

---

**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Monday, April 15, 2024 8:17 AM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: questions

Good Morning!

I did get all your emails this morning. I will most definitely let you know about the work session and when it is scheduled. That will probably be early June. The first work session in May appears to be fairly busy with other topics not related to planning, then the second one was already cancelled by City Council which would leave me maybe going in June.

For the questions below, the properties currently being requested are what is on the Annexation Plat. I am not 100% sure if you are referring to properties located within the current map or other properties that may be owned by the applicant in the area. For the properties located on the current annexation plats, if approved, those would all be considered annexed. The current proposal would not create an enclave. If in the future other individuals voluntarily request to annex, then we would have to look at contiguity for eligibility. No one would automatically be annexed into the city. If someone requests and does have contiguity but if they are within another metro district, or in the case for this area another water district, the requestor would have to seek exclusion from that district.

If this proposal is approved, there is not a wait time for others to request annexation. Again each request would have to be evaluated for eligibility.

Hope that helps, if not please do not hesitate to reach back out!



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>

**Sent:** Sunday, April 14, 2024 9:10 AM

**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>

**Subject:** questions

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Good morning Gabe,

Can you help me with a couple questions or forward this to the department that would know?

This is about annexations, but specifically its about Rock Creek Mesa and Rock Creek Metro District.

Say Rock Creek Metro gets the annexation for the properties they are asking for off Pawnee. Does Rock Creek Metro then have to wait 3 years to annex the properties over by the church, off Cherokee? Or could they be immediately annexed? And then, once those properties are annexed, would the rest of the houses-all of us off of Pawnee, Commanche, Cherokee, and Piute, be an enclave?

Would we all be involuntarily annexed at that point-because we would be circled by all of Rock Creek Metro's properties, which would be an enclave, correct?

If you aren't the right person to answer, please forward this email to the correct person in planning or the city official who would have the answer.

Thank you so much,

Felicia

## Sevigny, Gabe G

---

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**To:** Felicia Grillo  
**Subject:** RE: questions

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**Gabe Sevigny**  
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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Sunday, April 14, 2024 9:10 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** questions

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Thank you so much,

Felicia

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Monday, April 1, 2024 1:33 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Update

**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!**

Please update me on the work session for this item. Thank you so much.

Felicia

---

**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Monday, April 1, 2024 12:18 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: Update

Hello,  
I did not see a response, was that in error? Just want to make sure I didn't miss anything.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Monday, April 1, 2024 12:10 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: Update

**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!**

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**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Monday, April 1, 2024 11:49 AM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: Update

Hello,

For this particular proposal, the work session has not been scheduled as of right now. I can advise when that will be scheduled, please advise if you would like the additional information.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Monday, April 1, 2024 11:22 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Re: Update

**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, when is this work session?

Ty

Felicia

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**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Monday, April 1, 2024 10:54:23 AM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: Update

Good Morning,

We still have comments pending from the City Surveyor. When they have completed there review, we will send those back to the applicant to review and resubmit. At the time of resubmittal I will send another email to my list.

The changes from City Council for annexations is a work session for a proposed annexation only and no decision will be made at this meeting. It is an informational only meeting from the developer to City Council. All annexations are still required to meet all requirements.

Hope this helps.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Sunday, March 31, 2024 2:10 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Update

**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,

Hope all is well. Any updates on Mr. Mientka's submittal and how about city council and how they are amending the way they do annexations?

Any info is appreciated.

Thank you,  
Felicia

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, April 1, 2024 12:19 PM  
**To:** Felicia Grillo  
**Subject:** RE: Update

Hello,  
I did not see a response, was that in error? Just want to make sure I didn't miss anything.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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Hello, when is this work session?

Ty  
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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, April 1, 2024 11:01 AM  
**To:** Felicia Grillo  
**Subject:** RE: Joint Land Use

Good Morning,

The planner does review all comments. There are currently no known violations and I have spoken to that, if you do have a specific violation you can bring forward and I can do further research, but at this time there are no known violations occurring.



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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Sunday, March 31, 2024 2:36 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Joint Land Use

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Gabe,

I have been thinking about this land use process a lot lately. Didn't you tell me that planners don't make recommendations to city council anymore? They are supposed to be neutral. You just present the package?  
?

My question to you is this: if there are things that are clearly in violation of agreements between the city and other "organizations", and the planner is made aware of "the agreements", is it the planner's job to inform the city council, in a neutral, unbiased way? Or, do you inform the developer before it goes to city council?

Eager to hear how that is handled.

Thank you,  
Felicia

## Sevigny, Gabe G

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Any info is appreciated.

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Felicia

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, March 18, 2024 11:44 AM  
**To:** Felicia Grillo  
**Subject:** RE: Update

Hello,

Apologies for the delay as the snow impacted the office being open. For this project I will be routing out the review this week. There are still pending comments that still require the applicant to correct/acknowledge/respond prior to any sort of public hearing process. I would say that the annexation process is currently being amended by City Council. I am trying to keep up with this as much as possible. I assure you that any public meeting will be relayed.

I do have a question for you, the CSFD Fire Marshal has been trying to reach out to the local Fire District. No response has been received, if you could provide me with a contact that I may have the City Fire Marshal meet, that could assist with resolving some of the concerns with regards to comments brought up in our last meeting. While I cannot require this, and you are under no obligation to assist, I wanted to reach out as you have kept a solid means of communication with myself, and I have been very grateful.

Let me know if I can be of further assistance.



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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, March 14, 2024 5:37 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Update

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Hello Gabe,

How are things looking as far as the newest submittal from Mientka? If it's going forward, what is the date it will be in front of City Council.

Ty,

Felicia Grillo

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, March 8, 2024 11:07 AM  
**To:** Felicia Grillo  
**Subject:** RE: contiguity

Good Morning,

The additional application numbers of ANEX-24-0001 through ANEX-24-0007 is called a serial annexation. The first addition being the parks property was already required to be separated as it is not being transferred, sold, or conveyed, and as such will remain with the City of Colorado Springs and is not subject to any Annexation Agreement with the remaining property. The remaining additions at that time would then need to meet a contiguity of 25% for each addition. If you refer to the first page of each annexation plat there is a line segment that shows the total boundary of that annexation plat, and then the percentage of contiguity. This review cycle is not yet complete in order to verify that they currently meet, but the resubmitted applications propose that they would meet that standard. Hope that helps, feel free to call or email back if you have more questions.

Also, I did see the other email about the date. At this time, it is not determined when it would be scheduled. It is current review that may still be pending additional reviews. Planning Commission would be first and additional postcards/posters will be required and I will email my list. Additional notification is required for when scheduled for City Council. Hope that helps.



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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, March 8, 2024 9:43 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** contiguity

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Hello Gabe,

Do you have, or did Mr. Mientka submit the new contiguity map? He didn't meet the requirements before...so what has changed?

Thank you,  
Felicia



## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, March 8, 2024 9:46 AM  
**To:** Sevigny, Gabe G  
**Subject:** Date

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Hello again,

When would this current submittal from Mr. Mientka go before city council?

Thanks again,

Felicia

## Sevigny, Gabe G

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, March 5, 2024 7:32 AM  
**To:** Hope white  
**Cc:** Easton, Travis W.  
**Subject:** RE: TOPS Property being Annexed?

Good Morning,

Thank you for the email. It will be a part of the public record. Also note, that I will add the email to my list. Any future resubmittals, neighborhood meetings, or public hearings scheduled will also be shared via email. If you have any additional questions, please reach out. In regards to the Tops property, while there is misinformation being shared, that area of the annexation proposal is not being transferred, sold, or conveyed, therefore, no vote is required. The property will continue to be owned/maintained by the City of Colorado Springs and no development of that portion is being done.

Gabe Sevigny  
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Email: Gabe.Sevigny@coloradosprings.gov

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

From: Hope white <ahopenow@comcast.net>  
Sent: Monday, March 4, 2024 7:52 PM  
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
Cc: Easton, Travis W. <Travis.Easton@coloradosprings.gov>  
Subject: TOPS Property being Annexed?

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I oppose the annexation of parcel number 6500000169.

I oppose that property EVER being in a developers' hands.

It was not purchased by TOPS so a developer would profit from it. It was purchased by TOPS for the enjoyment of the people and preservation of the property as public and natural.

Whether one or a thousand understand the issue, it is a priority that this issue be brought to a vote of the people. To do anything else is dishonest.

Hope White  
1117 Milky Way  
Colorado Springs, CO 80905  
719-338-0676  
ahopenow@gmail.com

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, March 5, 2024 7:03 AM  
**To:** Geraldine Lowenherz  
**Subject:** RE: parcel 6500000169 tops property

Good Morning,

Thank you for the email. It will be a part of the public record. I will also add your email to future correspondence in regards to resubmittals, neighborhood meetings, or public hearings being scheduled. Please let me know if you have any other questions.



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---

**From:** Geraldine Lowenherz <glowenherz@hotmail.com>  
**Sent:** Monday, March 4, 2024 1:14 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Fwd: parcel 6500000169 tops property

**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 oppose the annexation of the above property.

Get [Outlook for Android](#)

## Sevigny, Gabe G

---

**From:** Hope white <ahopenow@comcast.net>  
**Sent:** Monday, March 4, 2024 7:52 PM  
**To:** Sevigny, Gabe G  
**Cc:** Easton, Travis W.  
**Subject:** TOPS Property being Annexed?

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 oppose the annexation of parcel number 6500000169.

I oppose that property EVER being in a developers' hands.

It was not purchased by TOPS so a developer would profit from it. It was purchased by TOPS for the enjoyment of the people and preservation of the property as public and natural.

Whether one or a thousand understand the issue, it is a priority that this issue be brought to a vote of the people. To do anything else is dishonest.

Hope White  
1117 Milky Way  
Colorado Springs, CO 80905  
719-338-0676  
ahopenow@gmail.com

## Sevigny, Gabe G

---

**From:** Geraldine Lowenherz <glowenherz@hotmail.com>  
**Sent:** Monday, March 4, 2024 1:14 PM  
**To:** Sevigny, Gabe G  
**Subject:** Fwd: parcel 6500000169 tops property

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I oppose the annexation of the above property.

Get [Outlook for Android](#)

## Sevigny, Gabe G

---

**From:** Kevin Rafferty <kewldawg001@gmail.com>  
**Sent:** Monday, March 4, 2024 10:43 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Annexation of parcel number 6500000169 TOPS property!

**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!**

Thank you

On Monday, March 4, 2024, Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Good Morning,

Thank you for the email. It will be a part of the public record. Also note, that I will add the email to my list. Any future resubmittals, neighborhood meetings, or public hearings scheduled will also be shared via email. If you have any additional questions, please reach out. In regards to the Tops property, while there is misinformation being shared, that area of the annexation proposal is not being transferred, sold, or conveyed, therefore, no vote is required. The property will continue to be owned/maintained by the City of Colorado Springs and no development of that portion is being done.



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**



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## Sevigny, Gabe G

---

**From:** JMS <colodaisyduke@gmail.com>  
**Sent:** Monday, March 4, 2024 9:58 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock Creek Mesa Annexation Proposal  
**Attachments:** image001.png

**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!**

Thank you for your response and explanation.

JMS - Mobile

On Mon, Mar 4, 2024, 8:30 AM Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Good Morning,

Thank you for the email. I cannot speak to the communication of all members of the community. Those that have emailed have been placed on a list and I have kept those individuals in the loop for resubmittals and try to answer ongoing questions in regards to process. Any other questions outside my scope would be routed to either the applicant or applicable outside agency for response. For the question in regards to Tops property, since the property is not being sold, transferred, or conveyed to any other entity, there is not a requirement for such a vote. I understand there is misinformation on this topic, however, the area of Tops property will still be owned/maintained by the City of Colorado Springs. For the traffic comments, the applicant was required to submit the traffic study which suggests certain public improvements. That report has been reviewed by both City Traffic Engineering and CDOT. Please let me know if you have any additional questions.



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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---

**From:** JMS <[colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com)>  
**Sent:** Sunday, March 3, 2024 4:32 PM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Fwd: Rock Creek Mesa Annexation Proposal

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Hello Gabe,

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I hope all affected community members in this area are kept informed moving forward in this process since not everyone is getting emails or postal mailers.

Thank you,

Jennifer Shoemaker

719-314-9082

[jmshoemaker82@gmail.com](mailto:jmshoemaker82@gmail.com)

----- Forwarded message -----

From: **JOHN J M E RODNEY** <[mjrodney1@msn.com](mailto:mjrodney1@msn.com)>

Date: Fri, Feb 23, 2024 at 1:57 PM

Subject: Fwd: Rock Creek Mesa Annexation Proposal

To: [colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com) <[colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com)>

Sent from my iPad

Begin forwarded message:

**From:** "Sevigny, Gabe G" <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>

**Date:** February 22, 2024 at 4:50:08 PM MST

**Subject: Rock Creek Mesa Annexation Proposal**

Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of March 19, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. Please note the extended timeline is due to a change to a serial annexation and allowing staff a full review cycle. As stated at the neighborhood meeting, there is a current requirement for the applicant to meet a 25% contiguity for the water ordinance as well as separating the area that is city owned by the parks department. The total number of additions is now 7. Each addition was updated with a new file number. Also please note, the area that is city owned is not being transferred to any developer and is to be continued to be owned by the City of Colorado Springs. Please also see a response to the neighborhood meeting attached.

You can search by using the following project numbers:

- Annexation – ANEX-24-0001, ANEX-24-0002, ANEX-24-0003, ANEX-24-0004, ANEX-24-0005, ANEX-24-0006, ANEX-24-0007 (ANEX-23-0029 is the previous file number)
- Land Use Plan – MAPN-23-0009
- Parkland Zone Change – ZONE-23-0027 (not in review cycle as there are no further comments on this application)
- R-Flex Medium (West Side) Zone Change – ZONE-23-0026
- R-Flex Medium (East Side) Zone Change – ZONE-23-0030

When you enter the project number in the ‘Record’ search box, the next screen will have a drop down arrow for ‘Record Info’. Click on the ‘Attachments’ tab to review documents (see below). There is a response letter in the submittal from neighbors.

If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. This application is not currently being scheduled for public hearing. Another email along with future postcards and posters will be required prior to scheduling a public hearing with Planning Commission and/or City Council.

**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** j JI <jessiejangle@gmail.com>  
**Sent:** Monday, March 4, 2024 9:33 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Annexation of parcel number 6500000169 TOPS property!  
**Attachments:** image001.png

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Thanks!

On Mon, Mar 4, 2024, 8:43 AM Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Good Morning,

Thank you for the email. It will be a part of the public record. Also note, that I will add the email to my list. Any future resubmittals, neighborhood meetings, or public hearings scheduled will also be shared via email. If you have any additional questions, please reach out. In regards to the Tops property, while there is misinformation being shared, that area of the annexation proposal is not being transferred, sold, or conveyed, therefore, no vote is required. The property will continue to be owned/maintained by the City of Colorado Springs and no development of that portion is being done.



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, March 4, 2024 8:44 AM  
**Subject:** Annexation of parcel number 6500000169 TOPS property!

Good Morning,

Thank you for the email. It will be a part of the public record. Also note, that I will add the email to my list. Any future resubmittals, neighborhood meetings, or public hearings scheduled will also be shared via email. If you have any additional questions, please reach out. In regards to the Tops property, while there is misinformation being shared, that area of the annexation proposal is not being transferred, sold, or conveyed, therefore, no vote is required. The property will continue to be owned/maintained by the City of Colorado Springs and no development of that portion is being done.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, March 4, 2024 8:34 AM  
**To:** Charles D McMahon MD  
**Subject:** RE: 6500000169

Hello,

Please refer to which law you are speaking for. If in regards to Tops property, a vote is not a requirement. That portion of property is not being sold, transferred, or conveyed. The City of Colorado Springs will continue to own/maintain that portion of the proposed annexation. Let me know if you have any additional questions.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Charles D McMahon MD <cmcmahon.mick@gmail.com>  
**Sent:** Sunday, March 3, 2024 6:03 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** 6500000169

**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!**

Gabe,

It would behoove the city government to try to rekindle confidence in their management of our local government if they would follow the law concerning the annexation of parcel 6500000169.

Thank you for your attention to this matter.

Sincerely,

Charles D McMahon MD

Charles D McMahon MD

Eye Specialists of Colorado

3245 International Circle Suite 102 ( Printer's Park Medical Campus)

Colorado Springs, CO 80910

Tel (719) 633-8000 Fax (719) 434 8855 Cell (719) 440 0058

[www.eyespecialistsofcolorado.com](http://www.eyespecialistsofcolorado.com) email: [cmcmahon.mick@gmail.com](mailto:cmcmahon.mick@gmail.com)

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, March 4, 2024 8:31 AM  
**To:** JMS  
**Subject:** RE: Rock Creek Mesa Annexation Proposal

Good Morning,

Thank you for the email. I cannot speak to the communication of all members of the community. Those that have emailed have been placed on a list and I have kept those individuals in the loop for resubmittals and try to answer ongoing questions in regards to process. Any other questions outside my scope would be routed to either the applicant or applicable outside agency for response. For the question in regards to Tops property, since the property is not being sold, transferred, or conveyed to any other entity, there is not a requirement for such a vote. I understand there is misinformation on this topic, however, the area of Tops property will still be owned/maintained by the City of Colorado Springs. For the traffic comments, the applicant was required to submit the traffic study which suggests certain public improvements. That report has been reviewed by both City Traffic Engineering and CDOT. Please let me know if you have any additional questions.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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---

**From:** JMS <colodaisyduke@gmail.com>  
**Sent:** Sunday, March 3, 2024 4:32 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Fwd: Rock Creek Mesa Annexation Proposal

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Thank you,

Jennifer Shoemaker

719-314-9082

[jmshoemaker82@gmail.com](mailto:jmshoemaker82@gmail.com)

----- Forwarded message -----

From: JOHN J M E RODNEY <[mjrodney1@msn.com](mailto:mjrodney1@msn.com)>

Date: Fri, Feb 23, 2024 at 1:57 PM

Subject: Fwd: Rock Creek Mesa Annexation Proposal

To: [colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com) <[colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com)>

Sent from my iPad

Begin forwarded message:

**From:** "Sevigny, Gabe G" <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>

**Date:** February 22, 2024 at 4:50:08 PM MST

**Subject:** Rock Creek Mesa Annexation Proposal

Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of March 19, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. Please note the extended timeline is due to a change to a serial annexation and allowing staff a full review cycle. As stated at the neighborhood meeting, there is a current requirement for the applicant to meet a 25% contiguity for the water ordinance as well as separating the area that is city owned by the parks department. The total number of additions is now 7. Each addition was updated with a new file number. Also please note, the area that is city owned is not being transferred to any developer and is to be continued to be owned by the City of Colorado Springs. Please also see a response to the neighborhood meeting attached.

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**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** tamijameson856@gmail.com  
**Sent:** Sunday, March 3, 2024 8:51 PM  
**To:** Sevigny, Gabe G  
**Subject:** Annexation of parcel number 6500000169 TOPS property

**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 am writing to oppose the annexation of parcel number 6500000169 TOPS property!

Tami Jameson

## Sevigny, Gabe G

---

**From:** J I <jessicaquintna@gmail.com>  
**Sent:** Sunday, March 3, 2024 7:53 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Parcel number 6500000169

**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!**

Please email the following people and let them know that you want your vote! Tell them to leave our parks and open space alone! Open space is for the people of Colorado Springs and the surrounding counties-not for the benefit of a developer or the city! Send in your emails opposing the annexation of parcel number 6500000169 TOPS property!

Of course I would like to also express my concerns that I would also be able to vote.....not sure how its possible that voting for this is completely disregarded....

Sincerely Jessica quintana

## Sevigny, Gabe G

---

**From:** j JI <jessiejlangle@gmail.com>  
**Sent:** Sunday, March 3, 2024 7:52 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re parcel number 6500000169 TOPS property!

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Of course I would like to also express my concerns that I would also be able to vote.....not sure how its possible that voting for this is completely disregarded....

Sincerely Jessica langle



## Sevigny, Gabe G

---

**From:** Charity Kovac <csskovac@gmail.com>  
**Sent:** Sunday, March 3, 2024 7:01 PM  
**To:** Sevigny, Gabe G  
**Subject:** Say no!

**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!**

Not only does this planning not include the people of that are involved, it will ruin our terrific park system by setting a bad precedent.

You all should be ashamed of yourselves knowing full well we don't have the water for this rampant over development. Be accountable.

## Sevigny, Gabe G

---

**From:** Randi D <rldsparky@hotmail.com>  
**Sent:** Sunday, March 3, 2024 6:39 PM  
**To:** Sevigny, Gabe G  
**Subject:** 6500000169 TOPS property

**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!**

We the citizens are supposed to have the vote on this. You are trying to develop property without our vote. A lawyer with no interest in this venture may be interested in what the parks and developers are trying to pull off without the us the citizens votes. For the integrity of this venture do this the right way

Thank You

## Sevigny, Gabe G

---

**From:** Charles D McMahon MD <cmcmahon.mick@gmail.com>  
**Sent:** Sunday, March 3, 2024 6:03 PM  
**To:** Sevigny, Gabe G  
**Subject:** 6500000169

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Gabe,

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Sincerely,

Charles D McMahon MD

[Charles D McMahon MD](#)

[Eye Specialists of Colorado](#)

[3245 International Circle Suite 102 \( Printer's Park Medical Campus\)](#)

[Colorado Springs, CO 80910](#)

[Tel \(719\) 633-8000 Fax \(719\) 434 8855 Cell \(719\) 440 0058](#)

[www.eyespecialistsofcolorado.com](http://www.eyespecialistsofcolorado.com) email: [cmcmahon.mick@gmail.com](mailto:cmcmahon.mick@gmail.com)

## Sevigny, Gabe G

---

**From:** JMS <colodaisyduke@gmail.com>  
**Sent:** Sunday, March 3, 2024 4:32 PM  
**To:** Sevigny, Gabe G  
**Subject:** Fwd: Rock Creek Mesa Annexation Proposal  
**Attachments:** image002.png; image001.png; Response to Neighborhood Meeting.pdf

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Thank you,

Jennifer Shoemaker

719-314-9082

[jmshoemaker82@gmail.com](mailto:jmshoemaker82@gmail.com)

----- Forwarded message -----

**From:** JOHN J M E RODNEY <[mjrodney1@msn.com](mailto:mjrodney1@msn.com)>  
**Date:** Fri, Feb 23, 2024 at 1:57 PM  
**Subject:** Fwd: Rock Creek Mesa Annexation Proposal  
**To:** [colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com) <[colodaisyduke@gmail.com](mailto:colodaisyduke@gmail.com)>

Sent from my iPad

Begin forwarded message:

**From:** "Sevigny, Gabe G" <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
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**Subject:** Rock Creek Mesa Annexation Proposal

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**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Kevin Rafferty <kewldawg001@gmail.com>  
**Sent:** Sunday, March 3, 2024 4:32 PM  
**To:** Sevigny, Gabe G  
**Subject:** Annexation of parcel number 6500000169 TOPS property!

**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 oppose this action  
It's time for accountability in Colorado Springs

Kevin Rafferty  
605 Gilcrest Rd  
80906

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, February 27, 2024 8:04 AM  
**To:** dav9361@msn.com  
**Subject:** Rock Creek Mesa Annexation Proposal

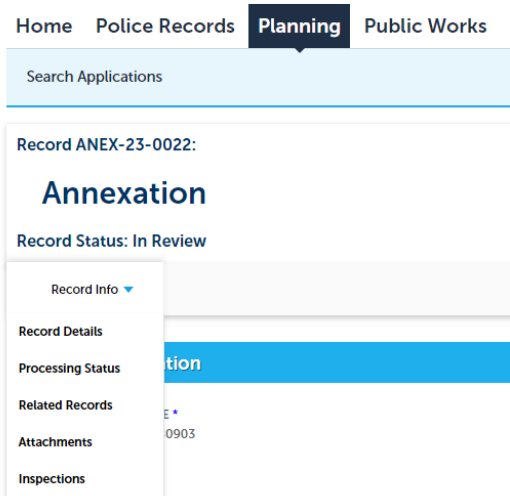
Hello,

There was a request to add this email to my list, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of March 19, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. Please note the extended timeline is due to a change to a serial annexation and allowing staff a full review cycle. As stated at the neighborhood meeting, there is a current requirement for the applicant to meet a 25% contiguity for the water ordinance as well as separating the area that is city owned by the parks department. The total number of additions is now 7. Each addition was updated with a new file number. Also please note, the area that is city owned is not being transferred to any developer and is to be continued to be owned by the City of Colorado Springs. Please also see a response to the neighborhood meeting attached.

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**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, February 27, 2024 8:05 AM  
**To:** Felicia Grillo  
**Subject:** RE: Rock Creek Mesa Annexation Proposal

Good Morning,  
Email has been added and last correspondence has been forwarded.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Saturday, February 24, 2024 9:11 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Re: Rock Creek Mesa Annexation Proposal

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Dave and Debbie Yarbrough

Ty,  
Felicia

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**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
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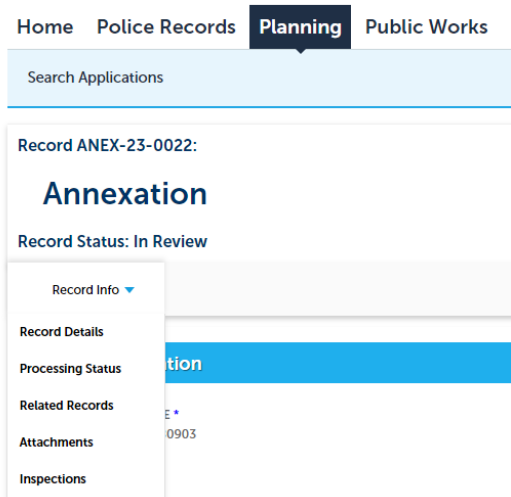
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Ty,  
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**Sent:** Thursday, February 22, 2024 4:49 PM

**Subject:** Rock Creek Mesa Annexation Proposal

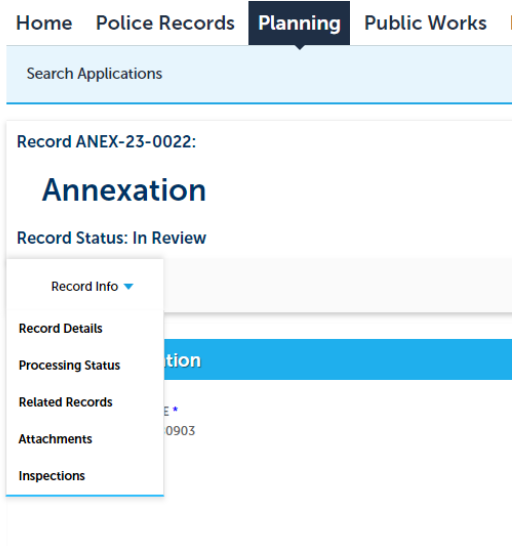
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## Sevigny, Gabe G

---

**From:** Easton, Travis W.  
**Sent:** Friday, February 23, 2024 10:26 PM  
**To:** Felicia Grillo  
**Cc:** Hinkle, Shechinah; Barbara Nelson; Sevigny, Gabe G  
**Subject:** RE: Follow up

Hi Felicia, thanks for your email.

In fairness to Shechinah, she has been waiting on me. She did do everything she needed to, including reminding me of your email. I've simply been slow to get to emails (which is why I'm trying to catch up on a Friday night). So, that's my bad, not hers.

To your questions,

- I will get the input from the TOPS Chair. I do not know that off-hand. I do know that it is currently TOPS property owned by the city, but located in unincorporated El Paso County. If it's annexed, it will remain TOPS property owned by the city, but instead be located in Colorado Springs. So, it will remain TOPS property, just going from unincorporated El Paso county into the City.
- The citizens will certainly be able to voice their opinions, but putting it to a vote of the people is not part of the process. During our meeting, you may remember, we spoke quite a bit about the process. The processes in City Code are what must be followed. Gabe is simply doing what he is required to do in following that process. Happy to talk with you more about that, if you would like.

I'm sorry again for my slow response. Happy to jump on a call any time.

### **Travis W. Easton, P.E.**

Deputy Chief of Staff – Infrastructure and Development  
City of Colorado Springs  
30 S. Nevada Ave., Suite 401  
Colorado Springs, CO 80901  
Office: 719-385-5457  
Cell: 719-313-1609  
[travis.easton@coloradosprings.gov](mailto:travis.easton@coloradosprings.gov)



---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, February 23, 2024 9:35 AM  
**To:** Easton, Travis W. <Travis.Easton@coloradosprings.gov>  
**Cc:** Hinkle, Shechinah <Shechinah.Hinkle@coloradosprings.gov>; Barbara Nelson <nelsonbk5778@gmail.com>; Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Follow up



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Mr. Easton,

I have sent several emails to your assistant, asking for a follow-up to our meeting Feb 1st. but had no reply. I also called several times but no one answered.

I have just received an email from Gabe Sevigny regarding Danny Mientka / The Equity Group, with a request to annex the TOPS property we discussed.

I would like to know the status of that property from your department's perspective. What is the input from the TOPS chairman? Are you intending to allow the citizens to vote on the decision to annex this property from county to city?

Thank you, I look forward to hearing from you.

Felicia Grillo  
719-650-7257

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**To:** Easton, Travis W.  
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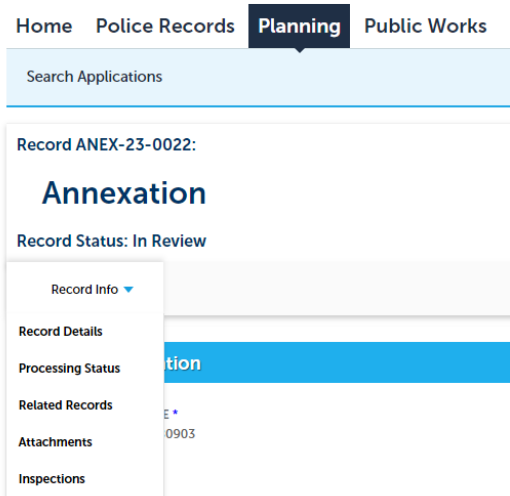
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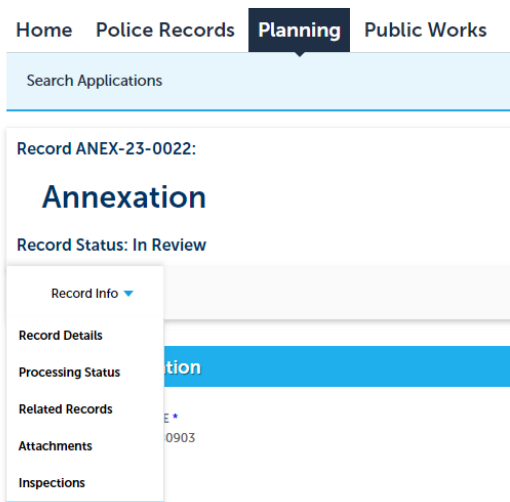
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Search Applications

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Record ANEX-23-0022:

## Annexation

Record Status: In Review

- Record Info ▾
- Record Details
- Processing Status tion
- Related Records E \*
- Attachments 0903
- Inspections

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---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, February 22, 2024 4:50 PM  
**Subject:** Rock Creek Mesa Annexation Proposal  
**Attachments:** Response to Neighborhood Meeting.pdf

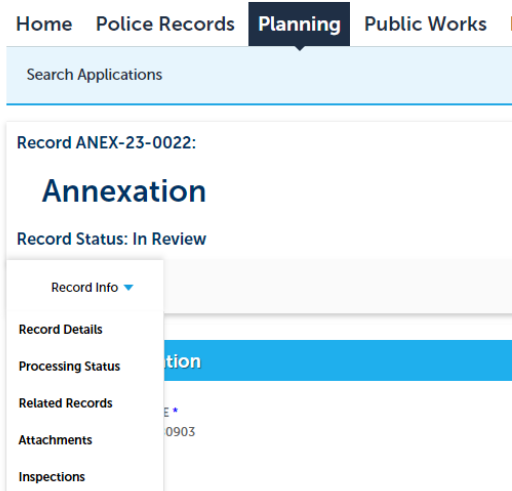
Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that another submittal has been made. It is currently under review with a deadline for staff's comment letter of March 19, 2024. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. Please note the extended timeline is due to a change to a serial annexation and allowing staff a full review cycle. As stated at the neighborhood meeting, there is a current requirement for the applicant to meet a 25% contiguity for the water ordinance as well as separating the area that is city owned by the parks department. The total number of additions is now 7. Each addition was updated with a new file number. Also please note, the area that is city owned is not being transferred to any developer and is to be continued to be owned by the City of Colorado Springs. Please also see a response to the neighborhood meeting attached.

You can search by using the following project numbers:

- Annexation – ANEX-24-0001, ANEX-24-0002, ANEX-24-0003, ANEX-24-0004, ANEX-24-0005, ANEX-24-0006, ANEX-24-0007 (ANEX-23-0029 is the previous file number)
- Land Use Plan – MAPN-23-0009
- Parkland Zone Change – ZONE-23-0027 (not in review cycle as there are no further comments on this application)
- R-Flex Medium (West Side) Zone Change – ZONE-23-0026
- R-Flex Medium (East Side) Zone Change – ZONE-23-0030

When you enter the project number in the 'Record' search box, the next screen will have a drop down arrow for 'Record Info'. Click on the 'Attachments' tab to review documents (see below). There is a response letter in the submittal from neighbors.



If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. This application is not currently being scheduled for public

hearing. Another email along with future postcards and posters will be required prior to scheduling a public hearing with Planning Commission and/or City Council.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** David Eisenstein <dge@bek-law.com>  
**Sent:** Monday, February 19, 2024 5:08 PM  
**To:** Sevigny, Gabe G  
**Subject:** ANEX-23-0029; ZONE 23-0026; ZONE 23-0027; ZONE 23-0030; MAPN-23-0009—Rock Creek Mesa Annexation, Zone Changes and Land Use Plan  
**Attachments:** CME letter to Gabe Sevigny re Rock Creek Annexation 2024.02.16.pdf

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Hello Mr. Sevigny. I am the attorney for Cheyenne Mountain Estates Mobile Home Park. Please see attached letter from the owner of the park indicating its support for the above referenced annexation application and related land use proposals. Please let me know if you have any questions. Thank you for your help. -david eisenstein

David G. Eisenstein, P.C.  
Blockwick Eisenstein Krahenbuhl, LLC  
2672 North Park Drive, Suite 200  
Lafayette, CO 80026  
Phone: 303-443-4434 (direct)  
Phone: 303-449-4400 (main)  
E-mail: [dge@bek-law.com](mailto:dge@bek-law.com)

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, February 16, 2024 8:50 AM  
**To:** Felicia Grillo  
**Subject:** RE: clarification

Hello,

No worries about the sign off, but I do appreciate you as well. For the timing, I am not certain if that timeline works according to submittal cycles on our end. This week was a submittal cycle for resubmittals. There was an attempt for the resubmittal, however, there was additional communication from staff that the serial annexations are required to submit in separate application numbers as explained to you in the meeting. I am still not seeing that was completed, so it may be processed on the next submittal cycle of 2-28. That being said it would align with a possible Planning Commission of April if there are no further issues with the application, and the applicant has executed the annexation agreement and has been in front of Utilities Board. Hope that helps, let me know if I can provide additional information.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, February 15, 2024 6:19 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: clarification

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Hi Gabe,

No worries. No need to forward to applicant, I did get the info I needed.

I do have another question though. Mr. Mientka was at the Rock Creek Mesa Water Board Meeting last night and said he was going in front of city council in April and that he will get the annexation. Is this going before city council in April?

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---

**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Thursday, February 15, 2024 4:13:05 PM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: clarification

Hello,

Apologies for the delay. I was out of office the last week. For the inquiry below I will need to forward to the applicant. I wasn't informing, I was only acknowledging that the question asked of me could be related, but because that is a separate process then what I would be monitoring or reviewing, I could not speak to a definite answer. Would you like to me to forward for the applicant to acknowledge? Thank you in advance!



**Gabe Sevigny**  
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City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Wednesday, February 7, 2024 1:30 PM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** clarification

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Good Afternoon Gabe,

May I please get clarification of something that was discussed during the meeting with Travis Easton. I mentioned that Mr. Mientka needed the 300 yrs water service for a development on the Mesa. I just rewatched the video of the utility board meeting (10.19.22) around time stamp 4:45. Mr. Mientka states that he would like to know, if he could ask, that the 25yr contract become renewable. Is it confirmed that at this point the water service and the waste service is a 25 yr contract? Is that what you were informing me of? That he did not get the renewable contract?

Thank you,  
Felicia

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, February 15, 2024 6:19 PM  
**To:** Sevigny, Gabe G  
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---

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**Sent:** Thursday, February 15, 2024 4:13:05 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: clarification

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**Sent:** Wednesday, February 7, 2024 1:30 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
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Thank you,  
Felicia



## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, February 1, 2024 8:00 AM  
**To:** Felicia Grillo  
**Subject:** RE: TOPS w/ attachment

Thank you for the additional information. As parks and Tops are researching the matter, I will defer to them for a resolution. Once provided then I can share. Thanks again!



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Tuesday, January 30, 2024 6:45 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: TOPS w/ attachment

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Hello Gabe, sorry for the delay, I have been super busy the past couple of days.

According to emails that I have in my possession, via Colorado Open Records Act, a city employee states that the parcel in question is part of city acquisition. Ownership isn't the question here.

What is the question? Why does the park department state that the acquisition records show that the piece of property was NOT purchased by TOPS when the legal recording states that it was purchased by TOPS?

I just tracked down the records and made them known to the TOPS chair. I would think it is the responsibility of the TOPS committee to research this further and to do the right thing by the citizens of Colorado Springs.

Is there any additional information the planning department has regarding this situation?  
Please keep me advised.

Thank you,  
Felicia

---

**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Monday, January 29, 2024 12:28 PM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: TOPS w/ attachment

Good Morning,

Hope you are well. Can you provide additional clarification for the email below, is the intent to determine ownership of the parks area? I am only wanting to verify in case you are requesting additional information from the planning department. Thank you in advance!



Gabe Sevigny

Planning Supervisor

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Thursday, January 25, 2024 10:32 AM  
**To:** PRCS - TOPS Working Committee - SMB <[PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov](mailto:PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov)>  
**Cc:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** TOPS w/ attachment

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Mr. Falcone,

You had a zoom meeting with me and Lonna Thelen in November of last year. We were discussing the proposed annexation of "a piece" of Cheyenne Mountain State Park. A developer is pursuing the annexation for his benefit.

The schedule number for that piece of property is: 6500000169. And there is a reception number that is associated with that schedule number: 200063515.

I called the mapping dept at El Paso County and the clerk confirmed it was correct.

The Quick Claim Deed, Exhibit A states:

Cheyenne Mountain State Park , **Legal Description, Colorado Springs TOPS Purchase.** The last paragraph of coordinates appears to be the one that coincides with the above schedule number.

There seems to be a controversy within the parks department as to whether or not this is truly TOPS.

However, again, the recorded document states it was a TOPS Purchase.

I wanted to bring this to your attention as you are the Chairman for TOPS. I'm sure your department will need to evaluate this further.

Respectfully,

Felicia Grillo

719-650-7257

## Sevigny, Gabe G

---

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**Sent:** Tuesday, January 30, 2024 6:45 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: TOPS w/ attachment

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Please keep me advised.

Thank you,  
Felicia

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**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Monday, January 29, 2024 12:28 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: TOPS w/ attachment

Good Morning,

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**Gabe Sevigny**  
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Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, January 25, 2024 10:32 AM  
**To:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>  
**Cc:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** TOPS w/ attachment

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However, again, the recorded document states it was a TOPS Purchase.

I wanted to bring this to your attention as you are the Chairman for TOPS. I'm sure your department will need to evaluate this further.

Respectfully,

Felicia Grillo  
719-650-7257

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, January 30, 2024 12:46 PM  
**To:** Randall Ostebo  
**Subject:** RE: Hwy 115 Traffic

Hello,

Thank you for the email. It is now a part of the permanent record to be both sent to the applicant and saved for future public hearings, ei, Planning Commission and City Council. Also, I will add your email to the list to notify of resubmittals and any public hearings scheduled in the future. The applicant will have an opportunity to review and respond. I do want to add that both City Traffic Engineering as well as CDOT are both outside agency review agency reviewing the submitted traffic study. Please let me know if you have any additional questions.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Randall Ostebo <randyostebo@gmail.com>  
**Sent:** Tuesday, January 30, 2024 11:18 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Hwy 115 Traffic

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January 29, 2024

Dear Gabe,

I am writing to you with concern from a CDL driver's perspective regarding the flow of truck traffic on Hwy 115 North and South bound lanes.

I am an owner of a local truck driving company here in Colorado Springs and have spent much time traveling Hwy 115 to and from the rock quarry's South of the town of Penrose, Red Canyon, Parkland, Menser, Holcim Cement and a private quarry that serves the C.S. area cement, asphalt, landscaping, and new construction industry.



The main truck traffic on Hwy 115 is mostly semi trucks made up of belly dumps, end dumps, side dumps, flow boys (live bottoms), pressure tankers and tandem dump trucks. The semi trucks loaded weigh in the range of 90,000-96,000 pounds. The tandems weigh 54,000 pounds. This traffic is high volume due to the repetitive traveling 3-5 trips daily loading and unloading per truck during the main construction season, but trucks are running yearlace e-round.

For the future traffic light being proposed at Pawnee and Hwy 115 in addition to lights in place at Pine Tree and Wilderness Roads would greatly disrupt the truck traffic with starting and stopping at speeds of 60 mph and with the increased traffic from the new housing areas in Rock Creek Mesa would make this a potential safety hazard.

In summary, I believe a thorough comprehensive traffic study should be mandated for more than a 24 hr period time frame in May to determine if a traffic light promotes the safety of all vehicles on this highly truck traveled Highway.

Thank You,

Randy Ostebo- Pikes Peak Hauling 719-425-5670

## Sevigny, Gabe G

---

**From:** Randall Ostebo <randyostebo@gmail.com>  
**Sent:** Tuesday, January 30, 2024 11:18 AM  
**To:** Sevigny, Gabe G  
**Subject:** Hwy 115 Traffic

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Randy Ostebo- Pikes Peak Hauling 719-425-5670

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Tuesday, January 30, 2024 10:03 AM  
**To:** Bingman, Anna; PRCS - TOPS Working Committee - SMB  
**Cc:** Sevigny, Gabe G  
**Subject:** Re: TOPS w/ attachment

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Great, thank you so much!

Felicia

---

**From:** Bingman, Anna <Anna.Bingman@coloradosprings.gov>  
**Sent:** Tuesday, January 30, 2024 8:46 AM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>; PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>  
**Cc:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** RE: TOPS w/ attachment

Good morning Ms. Grillo,

Thank you for your patience in my response to this email, as I was out of the office Thursday through this morning. This email has been received and forwarded to the TOPS Working Committee Chair, as well as Lonna!

Should you have any other questions, comments or concerns, please do not hesitate to reach back out.

Thank you!

**Anna Bingman**

Assistant to the Director  
Parks, Recreation, and Cultural Services  
1401 Recreation Way, C/S, CO 80905

[Anna.Bingman@Coloradosprings.gov](mailto:Anna.Bingman@Coloradosprings.gov)

719-385-6517 – Office

719-517-9120 – Mobile

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, January 25, 2024 10:32 AM  
**To:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>  
**Cc:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** TOPS w/ attachment

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Respectfully,

Felicia Grillo  
719-650-7257

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, January 29, 2024 12:46 PM  
**To:** JOHN J M E RODNEY  
**Subject:** RE: Word Symantecs

Thank you for the email. Concerns raised are sent to those agencies as they are the qualified personnel to make those assessments. If the requirements are met, and as private property, the Planning Department would not be able to stop a project from moving forward. I would continue to encourage you to reach out, however, if you do have continued concerns, I would strongly encourage you to participate in any future public hearing for the project. Your current emails are a part of the public record and as such will continue to be sent to the public hearing bodies for Planning Commission and City Council. Let me know if I can be of further assistance.

Gabe Sevigny  
Planning Supervisor  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: Gabe.Sevigny@coloradosprings.gov

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

From: JOHN J M E RODNEY <mjrodney1@msn.com>  
Sent: Monday, January 29, 2024 12:42 PM  
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
Subject: Re: Word Symantecs

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I understand there are other agencies and departments responsible for the concerns I made, however that is the problem so much with government today. There are so many created and each only deals with their individual concern. It would serve the Community better if they would work together instead of passing concerns over because it does not fall within their agencies. Simply meeting the criteria and checking off the boxes does not make it the right choice for a Community.

If Communities have to deal with over development in the area, the people who live there deserve people in leadership positions to look at the whole picture and justify why they want to overbuild an area.

Sincerely,  
John & Mary Rodney  
Property Owners

Sent from my iPad

> On Jan 24, 2024, at 9:05 AM, Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov> wrote:  
> Hello,  
> Thank you for the email and it will be a part of the public record for this project. Please note that both staff and City Council do take all comments seriously. If there are certain issues it is the responsibility of the applicant to address or acknowledge such issues. Staff is required to make sure applications meet the criteria for which an application is being reviewed for. In regards to your email for fire, CSFD and CSPD are outside agencies to review. As they are the subject matter experts, planning staff depends on their review of the project. This is the same case for traffic concerns and in this case, both City Traffic Engineering and CDOT are outside agencies to provide comment. If you have additional specific concerns to the project, please let me know.  
>  
>  
> Gabe Sevigny  
> Planning Supervisor  
> Land Use Review Division  
> City of Colorado Springs  
> Office: (719) 385-5088  
> Email: Gabe.Sevigny@coloradosprings.gov  
>  
> Links:  
> Planning & Community Development Home  
> ••Please consider the environment before printing this e-mail.  
>  
>  
> -----Original Message-----  
> From: JOHN J M E RODNEY <mjrodney1@msn.com>  
> Sent: Wednesday, January 24, 2024 8:34 AM  
> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
> Subject: Word Symantecs  
>  
> 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!  
>  
>  
> Attention: Mr. Gabe Sevigny  
>  
> In reading your email to Felicia O'Bryan Grillo, trying to clarify our community on the word "listen", I think too much is place on one word. It is a distraction on the real issue. Yes, the City Council may say they "listen" to us, but in reality, it does not mean they "hear" us. Or vise-versa. In general, people need to stop talking down to each other. Our community has a right to complain about the developments proposed in the area because we live daily and know the safety concerns are not to be taken lightly.  
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> There are real concerns presented at these meetings every time they are held; and yet this project continues to be pushed forward. It is insulting to realize the meetings are only to make our community feel you have checked all the boxes to appease us; when in fact, it is a done deal.  
> Trust in government today is at an all time low as it is. It does not help to feel like our City Council members work more for the developers than the citizens whose lives are impacted by the proposal.  
>  
> Rehashing the concerns of emergency fire evacuation, the density of housing, and the death sentence on Highway 115 become redundant when you know this project has gone as far as it has without the City Council and developer proving their idea of growth will benefit anyone else but them.  
>

> Sincerely,  
> John & Mary Rodney  
> Property Owners  
>  
>  
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>  
>  
>  
>  
> Sent from my iPad

## Sevigny, Gabe G

---

**From:** JOHN J M E RODNEY <mjrodney1@msn.com>  
**Sent:** Monday, January 29, 2024 12:42 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Word Symantecs

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>

>

> Gabe Sevigny

> Planning Supervisor

> Land Use Review Division

> City of Colorado Springs

> Office: (719) 385-5088

> Email: Gabe.Sevigny@coloradosprings.gov

>

> Links:

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> -----Original Message-----

> From: JOHN J M E RODNEY <mjrodney1@msn.com>



> Sent: Wednesday, January 24, 2024 8:34 AM  
> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
> Subject: Word Symantecs  
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> Sent from my iPad

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, January 29, 2024 12:28 PM  
**To:** Felicia Grillo  
**Subject:** RE: TOPS w/ attachment

Good Morning,

Hope you are well. Can you provide additional clarification for the email below, is the intent to determine ownership of the parks area? I am only wanting to verify in case you are requesting additional information from the planning department. Thank you in advance!



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, January 25, 2024 10:32 AM  
**To:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>  
**Cc:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** TOPS w/ attachment

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Mr. Falcone,

You had a zoom meeting with me and Lonna Thelen in November of last year. We were discussing the proposed annexation of "a piece" of Cheyenne Mountain State Park. A developer is pursuing the annexation for his benefit.

The schedule number for that piece of property is: 6500000169. And there is a reception number that is associated with that schedule number: 200063515.

I called the mapping dept at El Paso County and the clerk confirmed it was correct.

The Quick Claim Deed, Exhibit A states:

Cheyenne Mountain State Park , Legal Description, Colorado Springs TOPS Purchase. The last paragraph of coordinates appears to be the one that coincides with the above schedule number.

There seems to be a controversy within the parks department as to whether or not this is truly TOPS.

However, again, the recorded document states it was a TOPS Purchase.

I wanted to bring this to your attention as you are the Chairman for TOPS. I'm sure your department will need to evaluate this further.

Respectfully,

Felicia Grillo  
719-650-7257

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, January 25, 2024 4:21 PM  
**To:** Thelen, Lonna; Haley, Britt I  
**Subject:** FW: TOPS w/ attachment  
**Attachments:** Triangle Cheyenne Mountain State Park 200063515.pdf

Hello,

I received the email below with the attachment in regards to Rock Creek Mesa Annexation. I am not exactly sure what it is in regards to for the subject area. Can you review and let me know your thoughts? Thank you in advance!



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

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**Sent:** Thursday, January 25, 2024 10:32 AM  
**To:** PRCS - TOPS Working Committee - SMB <PRCS-TOPSWorkingCommittee-SMB@coloradosprings.gov>  
**Cc:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** TOPS w/ attachment

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**Subject:** TOPS w/ attachment  
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Felicia Grillo  
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## Sevigny, Gabe G

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**From:** Sevigny, Gabe G  
**Sent:** Wednesday, January 24, 2024 9:05 AM  
**To:** JOHN J M E RODNEY  
**Subject:** RE: Word Symantecs

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Gabe Sevigny  
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Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: Gabe.Sevigny@coloradosprings.gov

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

From: JOHN J M E RODNEY <mjrodney1@msn.com>  
Sent: Wednesday, January 24, 2024 8:34 AM  
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
Subject: Word Symantecs

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Attention: Mr. Gabe Sevigny

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Rehashing the concerns of emergency fire evacuation, the density of housing, and the death sentence on Highway 115 become redundant when you know this project has gone as far as it has without the City Council and developer proving their idea of growth will benefit anyone else but them.

Sincerely,  
John & Mary Rodney  
Property Owners

Sent from my iPad



## Sevigny, Gabe G

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Sincerely,  
John & Mary Rodney  
Property Owners

Sent from my iPad

## Sevigny, Gabe G

---

**From:** Jeff Johnston <jefferyjohnston@icloud.com>  
**Sent:** Tuesday, January 16, 2024 4:12 PM  
**To:** Sevigny, Gabe G  
**Subject:** Fwd: Rock Creek Mesa Project  
**Attachments:** image001.png

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Gabe

I am a resident of the Highlands of Turkey Canyon Ranch, and a neighbor of Mark McClurg. I agree with the points he made in the email below and submit them as my own for the record.

---

I also have had discussions with our fire chief regarding responding to emergency calls within this new proposed development.

Apparently our fire district will receive little if any funding from the development but will be asked to respond to all the EMT and fire calls it might generate.

We have a very difficult challenge maintaining a quality EMT and fire response team for the area. It's been a struggle for years and gets more difficult every year. This will geometrically increase the challenges and costs.

Overall it seems like a project that creates a great deal of logistical challenge for our area.

Lastly, a traffic "study" was also prepared regarding the recently denied quarry project. The study apparently showed no material danger involved in adding roughly 800 40,000 pound truck travels a day on 115. For that reason I have very little confidence in the integrity of traffic studies. Oh, and finally, we only received the results of the traffic "study" after filing legal action to require its disclosure. DOT eventually had to pay for the legal fees of the parties requesting the disclosure, after months of claiming no study had been performed.

Sorry to rant, but for all the objectivity supposedly built into these review processes, they seem frighteningly unobjective in their application.

Mark

On Tue, Jan 16, 2024, 8:00 AM Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Good Morning,

Thank you for the email as it is now a part of the public record associated with this project. I will also forward to the applicant for their opportunity to respond/acknowledge. Also, I will add you to a list of emails to keep connected with for resubmittals, neighborhood meetings, public meetings. Please note, if you are speaking on behalf of the HOA, I will need a list of signatures for whom you are speaking for, this allows them to grant you authority to speak on the their behalf. A traffic study is required with public improvements identified in the report. The application has been reviewed by Traffic, Fire, and PD among other agencies. If you have specific questions to any of the outside agencies please let me know.

**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Mark and Susan McClurg <[mandsmcclurg@gmail.com](mailto:mandsmcclurg@gmail.com)>

**Sent:** Monday, January 15, 2024 3:08 PM

**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>

**Cc:** K Rawson <[kltrain7@gmail.com](mailto:kltrain7@gmail.com)>; William Baker <[wmb533@aol.com](mailto:wmb533@aol.com)>; Cindy Ragan <[cpdaragan@q.com](mailto:cpdaragan@q.com)>; Jeffrey Johnston <[jefferyjohnston@icloud.com](mailto:jefferyjohnston@icloud.com)>; Jerry Moore <[jerrypaulmoore@icloud.com](mailto:jerrypaulmoore@icloud.com)>; Jerry Moore <[karenbmoore@icloud.com](mailto:karenbmoore@icloud.com)>; susie McClurg <[mandsmcclurg@gmail.com](mailto:mandsmcclurg@gmail.com)>

**Subject:** Rock Creek Mesa Project

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Gabe

I am writing to you as the President of the Highlands of Turkey Canon Ranch HOA. We are a bit south of the proposed Rock Creek Mesa project.

We have lived in the area for 22 years. During that time, a lot has changed, including the increasing density of traffic along Highway 115 as you approach Colorado Springs from the south. We have also had several neighbors and acquaintances killed on 115 during that period.

For anyone familiar with our area, it is easy to see that density has always been kept low and for good reason. Highway 115 carries an amazing amount of traffic at all times of the day and night. Most properties in the area have a few acres to several acres as part of their homestead.

I read about the proposed density for the Rock Creek project. I was frankly shocked. I know water can be delivered via CSU, even though water availability is a huge issue for everyone in that corridor. My disbelief is that anyone would propose and

further that anyone would consider approval of the kind of density that is proposed for this project.

The impact upon traffic and existing residents in the area will be significant, and will almost certainly come at a cost of life later if not sooner.

Frankly, it gets a little frustrating to watch what parties that have no long term vested interest in the area propose to create and then leave for the residents in the area to deal with indefinitely.

We have battled a proposed gravel quarry that would have disrupted every aspect of life for the existing residents. After years of fighting the concept, decision makers finally realized that it was totally inappropriate for the area.

I am all in favor of land owners being allowed to develop their land responsibly. I have developed projects in the past. However, sometimes someone has to pull back the camouflage for "owner rights" and realize that we all have a responsibility to propose and implement projects that make sense in light of the decades of development patterns in the area that have clearly evolved.

I'm not saying tell the developers "no", I'm saying tell them to look around and propose a project in line with what hundreds of

other property owners have jointly and responsibly participated in for the past fifty years. To allow this project to go forward as proposed will show a complete disregard for the nature of the area, and I mean that figuratively and literally.

Mark McClurg

President Highlands of Turkey Canon Ranch HOA



## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, January 16, 2024 8:01 AM  
**To:** Mark and Susan McClurg  
**Cc:** K Rawson; William Baker; Cindy Ragan; Jeffrey Johnston; Jerry Moore; Jerry Moore  
**Subject:** RE: Rock Creek Mesa Project

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**Gabe Sevigny**  
**Planning Supervisor**  
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Office: (719) 385-5088  
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**Cc:** K Rawson <kltrain7@gmail.com>; William Baker <wnb533@aol.com>; Cindy Ragan <cpdaragan@q.com>; Jeffrey Johnston <jefferyjohnston@icloud.com>; Jerry Moore <jerrypaulmoore@icloud.com>; Jerry Moore <karenbmoore@icloud.com>; susie McClurg <mandsmcclurg@gmail.com>  
**Subject:** Rock Creek Mesa Project

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Mark McClurg

President Highlands of Turkey Canon Ranch HOA

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, January 16, 2024 7:54 AM  
**To:** Matt Barton  
**Subject:** RE: Rock Creek Mesa Annexation Proposal Neighborhood Meeting

Good Morning,

I would recommend to email me comments/questions. If it about process, I will try to respond, if it more about the project, those will be forwarded to the applicant for their chance to respond/address/acknowledge. For the maps at the meeting, the link provided in the postcard has all the maps pictures etc. If there is something specific, I would recommend reaching out to the applicant as that was their meeting.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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---

**From:** Matt Barton <matthewryanbarton@gmail.com>  
**Sent:** Monday, January 15, 2024 11:32 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: Rock Creek Mesa Annexation Proposal Neighborhood Meeting

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Hi Gabe,

I was not able to make the meeting. Could you please email me the updated map/materials that were at the meeting?

Also, not sure if this is the way to get my comments on the record. If I just email you any comments would they get on the record?

Thank you,

Matt

On Fri, Dec 15, 2023 at 11:35 AM Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Hello,

Please see attached for the postcard that will be going out in the next week or so and a copy of the poster that will be posted for this project. It is to notify of a neighborhood meeting for the proposed project for January 10, 2024. Please note, no decision will be made at this meeting, it is a meeting for the developer/applicant to discuss the proposal. Staff will be present at the meeting, but we will only be there to discuss City processes and take notes, we will not be there to represent the developer/applicant. Please let me know if you have any questions.



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Mark and Susan McClurg <mandsmcclurg@gmail.com>  
**Sent:** Monday, January 15, 2024 3:08 PM  
**To:** Sevigny, Gabe G  
**Cc:** K Rawson; William Baker; Cindy Ragan; Jeffrey Johnston; Jerry Moore; Jerry Moore; susie McClurg  
**Subject:** Rock Creek Mesa Project

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Gabe

I am writing to you as the President of the Highlands of Turkey Canon Ranch HOA. We are a bit south of the proposed Rock Creek Mesa project.

We have lived in the area for 22 years. During that time, a lot has changed, including the increasing density of traffic along Highway 115 as you approach Colorado Springs from the south. We have also had several neighbors and acquaintances killed on 115 during that period.

For anyone familiar with our area, it is easy to see that density has always been kept low and for good reason. Highway 115 carries an amazing amount of traffic at all times of the day and night. Most properties in the area have a few acres to several acres as part of their homestead.

I read about the proposed density for the Rock Creek project. I was frankly shocked. I know water can be delivered via CSU, even though water availability is a huge issue for everyone in that corridor. My disbelief is that anyone would propose and further that anyone would consider approval of the kind of density that is proposed for this project.

The impact upon traffic and existing residents in the area will be significant, and will almost certainly come at a cost of life later if not sooner.

Frankly, it gets a little frustrating to watch what parties that have no long term vested interest in the area propose to create and then leave for the residents in the area to deal with indefinitely.

We have battled a proposed gravel quarry that would have disrupted every aspect of life for the existing residents. After years of fighting the concept, decision makers finally realized that it was totally inappropriate for the area.

I am all in favor of land owners being allowed to develop their land responsibly. I have developed projects in the past. However, sometimes someone has to pull back the camouflage for "owner rights" and realize that we all have a responsibility to propose and implement projects that make sense in light of the decades of development patterns in the area that have clearly evolved.

I'm not saying tell the developers "no", I'm saying tell them to look around and propose a project in line with what hundreds of other property owners have jointly and responsibly participated in for the past fifty years. To allow this project to go forward as proposed will show a complete disregard for the nature of the area, and I mean that figuratively and literally.

Mark McClurg  
President Highlands of Turkey Canon Ranch HOA

## Sevigny, Gabe G

---

**From:** Matt Barton <matthewryanbarton@gmail.com>  
**Sent:** Monday, January 15, 2024 11:32 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock Creek Mesa Annexation Proposal Neighborhood Meeting

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## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, January 12, 2024 6:50 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: neighborhood meeting

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It was nice seeing you in person as well.

I will post your comment on our page and send out through our HWY 115 emails.

Our neighbors talk a lot to each other and we definitely know that we can write in to you and speak at the council meetings.

I don't want to assume that I know what that person meant; but I believe it's more along the lines of no matter what they say to city council that they won't be "heard" and city council will do whatever they want to do.

Unfortunately, our city officials operate under confirmation bias. We have seen time and again in meetings that they do in fact already have their bias and they vote on that bias.

"A man convinced against his will, is of the same opinion still"

Where does that leave us?

Residents are crying out all around the city and getting shut down and being told that they have fear of the unknown (Commissioner Nadine Hensler, source KRDO, Jan 10, 24).

That's just the most recent insult.

That being said, I will send out your message asap with your email address.

Thank you for fielding questions and talking to the residents. I appreciate your input at the meeting and I feel it was successful.

One comment that has come up: residents couldn't hear very well. If there is another meeting, they would like a different venue.

Felicia



**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Friday, January 12, 2024 1:10 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: neighborhood meeting

Hello Felicia,

It was nice seeing you in person the other night. I did hear a comment that I wanted to make sure that I addressed and forgot to that night at the end. Someone made a comment that because the neighbors are in the county that the City Council would not listen to them. That is not correct. Anyone is able to address the proposal through email, or address the City Planning Commission and/or City Council directly at the time of public hearings regardless of being within city limits or not. I wanted to make sure that there was not other information that was being provided that was not correct. If you have any questions, please do not hesitate to reach out. Have a great weekend.



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**Subject:** Re: neighborhood meeting

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Ok, thanks for letting me know. I will pass this on.

---

**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Wednesday, January 10, 2024 12:23 PM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: neighborhood meeting

I did get a reply from the applicant. It looks like 645, the gym has an event until 630 which did push back a few more minutes.



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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Wednesday, January 10, 2024 8:59 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Re: neighborhood meeting

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Thanks,  
Felicia

---

**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Wednesday, January 10, 2024 8:57 AM  
**To:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Subject:** RE: neighborhood meeting

Hello,

As I am not the representative for the applicant, I would not be able to answer that question. My assumption is that, no, the doors would not open at 6 if the meeting starts at 7. If people show up at that time, it may be open, but I would assume maybe 630 doors would be open. Hope that helps.



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**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Wednesday, January 10, 2024 8:53 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** neighborhood meeting

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Hello Gabe,  
Folks are asking what time the doors are opening for this meeting tonight from 7-8....you think 6?

Ty,  
Felicia

## Sevigny, Gabe G

---

**From:** William Palmer <shotwithluck1@earthlink.net>  
**Sent:** Friday, January 12, 2024 1:31 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Please put me on your list for emails

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!

Thank you Gabe,  
Bill

> On Jan 12, 2024, at 1:07 PM, Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov> wrote:

>

> Hello,

> For the WUI-O, the UDC (Unified Development Code) requires all property within the WUI-O to comply with the Wildland Fuels Management Requirements established in Appendix K of the City of Colorado Springs Fire Prevention Code and Standards. I have attached the Ordinance in which Appendix K is stated.

>

> This is the link for Springs View, <https://gis.coloradosprings.gov/Html5Viewer/?viewer=springsview>. This link will bring up an interactive map of the city. In the upper left hand corner, you will see a link to click that says 'Show Layer List'. When you click on that and a drop down menu will open. Scroll down to the 'Planning - Zoning' menu and click the + sign to drop down that menu, next click the bock for 'Overlay Layers'. The WUI-O Overlay will be on and you can select and remove any other layers you do not want to see. Currently as the area is not in the City Boundary it will not be included in the over-layer. However, the requirement is if the annexation is approved, that the entire development would be included in that overlay and after any approvals that map would be updated.

>

> Hope that helps, let me know if you have any additional questions.

>

> Gabe Sevigny

> Planning Supervisor

> Land Use Review Division

> City of Colorado Springs

> Office: (719) 385-5088

> Email: Gabe.Sevigny@coloradosprings.gov

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> -----Original Message-----

> From: William Palmer <shotwithluck1@earthlink.net>

> Sent: Friday, January 12, 2024 12:44 PM

> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>

> Subject: Re: Please put me on your list for emails

>

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> Thank you for your prompt and helpful response, and the offer to meet. I do not think we need to meet at this point in the process, but after we get more specifics about how traffic flows will be handled and the CDOT required improvements to Pawnee Road, a meeting might be more productive. Is there a computer link to allow me to study the Wildland Urban Interface Overlay?

> You have a great weekend as well, and thanks again for your help.

> All the Best!

> Bill Palmer

>

>> On Jan 12, 2024, at 9:54 AM, Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov> wrote:

>>

>> Good Morning,

>> Thank you for the email. It is now a part of the public record and will also be forwarded to the applicant at the next review cycle. I will also update you when any resubmittals are made and any future public hearings that are scheduled. Below I will talk about city process, but will not be able to speak to any other applications done with the county, I will leave that to the applicant to provide a response.

>>

>> For safety concerns, Planning Staff does send to the Colorado Springs Fire Department as well as the Colorado Springs Police Department for review and comments. If the annexation is approved, there will be a requirement for the development to be placed in the WUI (Wildland Urban Interface Overlay) that does require additional methods of construction with regards to fire. If the CSFD and CSPD both have no comments pending then staff would take their professional guidance that the development is in fact safe, therefore meeting the criteria.

>>

>> As for process, there is currently a request for an annexation, zone establishment, and land use plan. Each will require separate approvals, however, they are all heard at the same time. As mentioned during the meeting, there is still the requirement for an Annexation Agreement to be completed with the City prior to scheduling with Utilities Board. If Utilities Board recommends approval and there is a recommendation of approval from the Parks Board, and staff has determined the applications meet the criteria, then staff can schedule for public hearing with City Planning Commission. Please note, this will not be the same planning commission that has previously seen the project as that would be the County Planning Commission.

>>

>> Regardless of the Planning Commission recommendation, whether they recommend for approval or denial, the application may still proceed to City Council for final approvals. I say that because if the Planning Commission recommends denial, it does not help the applications, but it would be the right of the property owner to continue to City Council for the final vote. Hope that makes sense.

>>

>> If you need further clarification, we can schedule a 30 minute meeting to go over some more of the process for the applications to follow. If you want to provide some availability for next week I would greatly appreciate it. Note that Monday the office is closed. Also we can schedule in-person or remote using Teams, please let me know your preference.

>>

>> Have a great weekend.

>>

>>

>> Gabe Sevigny

>> Planning Supervisor

>> Land Use Review Division

>> City of Colorado Springs

>> Office: (719) 385-5088

>> Email: Gabe.Sevigny@coloradosprings.gov

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>>  
>> -----Original Message-----  
>> From: William Palmer <shotwithluck1@earthlink.net>  
>> Sent: Thursday, January 11, 2024 7:41 PM  
>> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
>> Subject: Please put me on your list for emails  
>>  
>> 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 Gabe,  
>> My name is Bill Palmer. I met you last night. As we said then, please put me on your email list to receive as much information as possible about the Rock Creek Mesa Annexation, Zoning and Land Use Plan.  
>> My wife, Tammy Palmer, and I have lived at 690 Pine Oaks Road for the last 42/43 years. We were disappointed when the City of Colorado Springs Planning Board conditionally approved the Sundance at Rock Creek development before getting formal approval from CDOT. When CDOT provided required improvements to the intersection of Pine Oaks and 115, we decided that the traffic concerns would be mitigated down to an “ inconvenience “ level for normal conditions. However, in the event of a fire evacuation emergency with high winds blowing in the wrong direction, we could easily experience a life threatening situation with some 400 cars from the Sundance development and all of the Pine Oaks residents trying to escape out onto highway 115 at the same time through the single access point on Pine Oaks Road. The residents of Pine Oaks Road were disappointed that not even a single city department even questioned, much less objected to, a development involving as many as 400 cars with only one point of access and egress.  
>> As I am sure you are well aware, the County of El Paso denied a development plan proposed by Mr. Mientka’s company, The Equity Group, in the same general location up on the Mesa as this Rock Creek Mesa Annexation, Zoning and Land Use Plan. The City of Colorado Springs now has the benefit and opportunity to review the facts and circumstances of the County’s denial as part of its evaluation of this current proposal to the City of Colorado Springs.  
>> Given the title Rock Creek Mesa Annexation, Zoning and Land Use Plan, please explain the process that will take place moving forward ie are there separate approvals for Annexation, Zoning, and Land Use Plan?  
>> Thank you in advance for including me on your list to get information on the project.  
>> All the Best!  
>> Bill Palmer  
>>  
>  
> <WUI\_Ordinance\_040414.pdf>

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, January 12, 2024 1:10 PM  
**To:** Felicia Grillo  
**Subject:** RE: neighborhood meeting

Hello Felicia,

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**Attachments:** WUI\_Ordinanace\_040414.pdf

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Planning Supervisor  
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Office: (719) 385-5088  
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-----Original Message-----

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**Sent:** Friday, January 12, 2024 12:44 PM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
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>

> If you need further clarification, we can schedule a 30 minute meeting to go over some more of the process for the applications to follow. If you want to provide some availability for next week I would greatly appreciate it. Note that Monday the office is closed. Also we can schedule in-person or remote using Teams, please let me know your preference.

>

> Have a great weekend.

>

>

> Gabe Sevigny

> Planning Supervisor

> Land Use Review Division

> City of Colorado Springs

> Office: (719) 385-5088

> Email: Gabe.Sevigny@coloradosprings.gov

>

> Links:

> Planning & Community Development Home

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>

> -----Original Message-----

> From: William Palmer <shotwithluck1@earthlink.net>

> Sent: Thursday, January 11, 2024 7:41 PM

> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
> Subject: Please put me on your list for emails  
>  
> 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 Gabe,  
> My name is Bill Palmer. I met you last night. As we said then, please put me on your email list to receive as much information as possible about the Rock Creek Mesa Annexation, Zoning and Land Use Plan.  
> My wife, Tammy Palmer, and I have lived at 690 Pine Oaks Road for the last 42/43 years. We were disappointed when the City of Colorado Springs Planning Board conditionally approved the Sundance at Rock Creek development before getting formal approval from CDOT. When CDOT provided required improvements to the intersection of Pine Oaks and 115, we decided that the traffic concerns would be mitigated down to an "inconvenience" level for normal conditions. However, in the event of a fire evacuation emergency with high winds blowing in the wrong direction, we could easily experience a life threatening situation with some 400 cars from the Sundance development and all of the Pine Oaks residents trying to escape out onto highway 115 at the same time through the single access point on Pine Oaks Road. The residents of Pine Oaks Road were disappointed that not even a single city department even questioned, much less objected to, a development involving as many as 400 cars with only one point of access and egress.  
> As I am sure you are well aware, the County of El Paso denied a development plan proposed by Mr. Mientka's company, The Equity Group, in the same general location up on the Mesa as this Rock Creek Mesa Annexation, Zoning and Land Use Plan. The City of Colorado Springs now has the benefit and opportunity to review the facts and circumstances of the County's denial as part of its evaluation of this current proposal to the City of Colorado Springs.  
> Given the title Rock Creek Mesa Annexation, Zoning and Land Use Plan, please explain the process that will take place moving forward ie are there separate approvals for Annexation, Zoning, and Land Use Plan?  
> Thank you in advance for including me on your list to get information on the project.  
> All the Best!  
> Bill Palmer  
>

## Sevigny, Gabe G

---

**From:** William Palmer <shotwithluck1@earthlink.net>  
**Sent:** Friday, January 12, 2024 12:44 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Please put me on your list for emails

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!

Thank you for your prompt and helpful response, and the offer to meet. I do not think we need to meet at this point in the process, but after we get more specifics about how traffic flows will be handled and the CDOT required improvements to Pawnee Road, a meeting might be more productive. Is there a computer link to allow me to study the Wildland Urban Interface Overlay?

You have a great weekend as well, and thanks again for your help.

All the Best!

Bill Palmer

> On Jan 12, 2024, at 9:54 AM, Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov> wrote:

>

> Good Morning,

> Thank you for the email. It is now a part of the public record and will also be forwarded to the applicant at the next review cycle. I will also update you when any resubmittals are made and any future public hearings that are scheduled. Below I will talk about city process, but will not be able to speak to any other applications done with the county, I will leave that to the applicant to provide a response.

>

> For safety concerns, Planning Staff does send to the Colorado Springs Fire Department as well as the Colorado Springs Police Department for review and comments. If the annexation is approved, there will be a requirement for the development to be placed in the WUI (Wildland Urban Interface Overlay) that does require additional methods of construction with regards to fire. If the CSFD and CSPD both have no comments pending then staff would take their professional guidance that the development is in fact safe, therefore meeting the criteria.

>

> As for process, there is currently a request for an annexation, zone establishment, and land use plan. Each will require separate approvals, however, they are all heard at the same time. As mentioned during the meeting, there is still the requirement for an Annexation Agreement to be completed with the City prior to scheduling with Utilities Board. If Utilities Board recommends approval and there is a recommendation of approval from the Parks Board, and staff has determined the applications meet the criteria, then staff can schedule for public hearing with City Planning Commission. Please note, this will not be the same planning commission that has previously seen the project as that would be the County Planning Commission.

>

> Regardless of the Planning Commission recommendation, whether they recommend for approval or denial, the application may still proceed to City Council for final approvals. I say that because if the Planning Commission recommends denial, it does not help the applications, but it would be the right of the property owner to continue to City Council for the final vote. Hope that makes sense.

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> If you need further clarification, we can schedule a 30 minute meeting to go over some more of the process for the applications to follow. If you want to provide some availability for next week I would greatly appreciate it. Note that Monday the office is closed. Also we can schedule in-person or remote using Teams, please let me know your preference.

>

> Have a great weekend.  
>  
>  
> Gabe Sevigny  
> Planning Supervisor  
> Land Use Review Division  
> City of Colorado Springs  
> Office: (719) 385-5088  
> Email: Gabe.Sevigny@coloradosprings.gov  
>  
> Links:  
> Planning & Community Development Home  
> ••Please consider the environment before printing this e-mail.  
>  
>  
> -----Original Message-----  
> From: William Palmer <shotwithluck1@earthlink.net>  
> Sent: Thursday, January 11, 2024 7:41 PM  
> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
> Subject: Please put me on your list for emails  
>  
> 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!  
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> Thank you in advance for including me on your list to get information on the project.  
> All the Best!  
> Bill Palmer  
>

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, January 12, 2024 9:54 AM  
**To:** William Palmer  
**Subject:** RE: Please put me on your list for emails

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Have a great weekend.

Gabe Sevigny  
Planning Supervisor  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: Gabe.Sevigny@coloradosprings.gov

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

From: William Palmer <shotwithluck1@earthlink.net>  
Sent: Thursday, January 11, 2024 7:41 PM  
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
Subject: Please put me on your list for emails

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Given the title Rock Creek Mesa Annexation, Zoning and Land Use Plan, please explain the process that will take place moving forward ie are there separate approvals for Annexation, Zoning, and Land Use Plan?

Thank you in advance for including me on your list to get information on the project.

All the Best!

Bill Palmer



## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, January 11, 2024 10:00 AM  
**To:** John Hartmann  
**Subject:** RE: Rock Creek Mesa

Hello,

This email is to serve as a verification that I have received your email and will add you to the list. Thank you in advance and please feel free to ask any questions throughout the process. Have a great day.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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---

**From:** John Hartmann <jhartmann.013@gmail.com>  
**Sent:** Thursday, January 11, 2024 8:31 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa

**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!**

Please include me in any future correspondence related to the Rock Creek Mesa project.

Thanks,  
John Hartmann

[jhartmann.013@gmail.com](mailto:jhartmann.013@gmail.com)

## Sevigny, Gabe G

---

**From:** John Hartmann <jhartmann.013@gmail.com>  
**Sent:** Thursday, January 11, 2024 8:31 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa

**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!**

Please include me in any future correspondence related to the Rock Creek Mesa project.

Thanks,  
John Hartmann

[jhartmann.013@gmail.com](mailto:jhartmann.013@gmail.com)

## Sevigny, Gabe G

---

**From:** Jason Alwine <jason\_alwine@matrixdesigngroup.com>  
**Sent:** Wednesday, January 10, 2024 3:11 PM  
**To:** Sevigny, Gabe G  
**Subject:** FW: Rock Creek Mesa Neighborhood Correspondence FW: [EQUITY GROUP] Contacts Form - new submission

**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!**

Gabe,

Please see below correspondence received from a Rock Creek resident. This was delivered to Equity Group directly but we felt it important for you to be aware.

**Jason Alwine, PLA**  
Director of Landscape Architecture- Colorado Springs  
Matrix Design Group, Inc.  
O 719.575.0100 | D 719.457.5628 | C 719.650.1292  
[jason.alwine@matrixdesigngroup.com](mailto:jason.alwine@matrixdesigngroup.com)  
2435 Research Pkwy | Suite 300 | Co. Springs, CO 80920  
matrixdesigngroup.com



**Confidential/Proprietary Note:** The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

---

**From:** Kelly Nelson <kelly@theequitygroup.net>  
**Sent:** Wednesday, January 10, 2024 2:56 PM  
**To:** Jason Alwine <jason\_alwine@matrixdesigngroup.com>  
**Subject:** Rock Creek Mesa Neighborhood Correspondence FW: [EQUITY GROUP] Contacts Form - new submission

Regards,

**EQUITY**  
 **KELLY NELSON**  
Development Manager  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, CO 80903  
P: 719-400-7320

Begin forwarded message:

**From:** Gary and Teresa James <[reply-to+5d3f7b02bce1@crm.wix.com](mailto:reply-to+5d3f7b02bce1@crm.wix.com)>

**Date:** January 9, 2024 at 8:52:21 PM MST

**To:** Marketing <[marketing@theequitygroup.net](mailto:marketing@theequitygroup.net)>

**Subject:** [EQUITY GROUP] Contacts Form - new submission

**Reply-To:** Gary and Teresa James <[0f70a134-0716-484c-8735-c271b7a2d516@crm.wix.com](mailto:0f70a134-0716-484c-8735-c271b7a2d516@crm.wix.com)>

**CAUTION EXTERNAL:** This sender is located outside of your organization.

**Gary and Teresa James** just submitted your form: Contacts Form  
on [EQUITY GROUP](#)

**Message Details:**

Message: We will fight you to stop this destruction of S Hwy 115. The fire danger and added traffic will fuck us all up with a emergency. We will fight the Mays for their and your greed.

Name: Gary and Teresa James

Email: [blackjackrider2003@yahoo.com](mailto:blackjackrider2003@yahoo.com)

Subject: Fight

Reply to this email directly or via your site's Inbox: Reply directly or go to your site's Inbox:

[Respond Now](#)

---

If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Wednesday, January 10, 2024 11:33 AM  
**Subject:** Rock Creek Mesa Annexation

Hello,

Your emails have been received and are a part of the public record. As someone who has emailed, I will add you to a list serve that will update you on resubmittals and any future notifications for public hearing. That being said, There may not be time for the applicant to go over your questions prior to tonight's neighborhood meeting. I would recommend to bring such questions up for the applicant to respond to tonight. For some of the process I would recommend to review all the documents that are available for public view. The developer is not getting any park land, they are however, required to annex that portion of land in order to gain contiguity with a city boundary. This would benefit the City in the future, if the Parks department ever needs to complete upgrades to the City owned park land. Again the developer is not able to develop any of the City owned property. Also, there is a traffic study included online for your review to address those comments. City Fire and City Police are outside agencies for review. If annexed, the developer would have to seek exclusion from the local fire department and seek inclusion with the City Fire and Police departments for coverage. Lastly, CSU is also an outside agency for review for infrastructure.

There was a comment in regards to previous City Council decisions. Please note there may be confusion to any decisions that the Board of County Commissioners may have made previous decisions, Colorado Springs City Council has not made any previous approvals. The only action to date from City Council is an acceptance of the petition. An acceptance of a petition allows for the City Staff to have jurisdictional authority to review the entitlements, in this case, Annexation, Zone Establishment, and Land Use Plan. With Planning Commission being a recommendation body and City Council having final decision. Those meetings have not been held, nor are they scheduled at this time. The project is currently in review to meet criteria for an annexation, zone establishment, and land use plan.

I hope to see you tonight, please note that I will only be there to take notes and discuss process. This is a required meeting for the applicant, and they will be managing the meeting.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Garry DYKES-MODLENS <garrydm@msn.com>  
**Sent:** Tuesday, January 9, 2024 6:33 PM  
**To:** Sevigny, Gabe G  
**Subject:** comments on ANEX-23-0029; ZONE 23-0026 and ZONE-23-0027; MAPN-23-000

**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!**

Sir; My wife and I have the following to say about the above items.

The roadway infrastructure in our area would be taxed beyond it's current capacity to handle the increased population safely. There are only 2 narrow 2 lanes roads into and out of our area that connect directly onto SH115. Ready access there is often very restricted due to heavy car and esp. truck traffic. As an example, we had a small grass fire here about a year ago that caused a traffic blockade on our access roads that prevented anyone leaving or entering our housing areas for hours.

A traffic light has been proposed where our access roads ( Piute Road and Pawnee Road) connect to SH115. These connect at the top of a steep hill from either direction. The first truck to stop there in a snow storm will block traffic for an extended period. The next one, right behind the first, will finish it for the day. I know that is an exaggeration but you must see my point. Now suppose there is a need for an emergency vehicle to get through. SH115 is an important artery between Colo. Spr and cities to the south. Concern for it's safe use is important.

We have only a small all volunteer fire department that would not be capable of handling a fire that could be generated by the large buildings proposed. As it is we are largely dependent on Ft. Carson for any kind of real fire here.

The above are our concerns for the safety of our lives here. Then there are the concerns for our quality of life. We moved out here deliberately to live out of the city. We knew the risks involved in the fire safety and limited water supply of moving to this area and accept them. We knew that the water system here was maxed out. We are NOT HAPPY with being asked to approve development that will forever ruin the peace and quiet that we moved here to achieve and threatens our safety. Matter of fact we vigorously object to development at anywhere near the level proposed. We are be very willing to accept development that conforms to the current zoning.

We are very concerned that once the city brings water and sewage out to our area it will force the current residents to attach to those systems. Many of us are retired and living on limited budgets. We fear that the connection fees will cripple us financially.

Garry & Sharon Dykes-Modlens  
8340 Piute Road  
Colo. SPr. CO. 80926

## Sevigny, Gabe G

---

**From:** Robin Smith <saltnpepperacres@gmail.com>  
**Sent:** Tuesday, January 9, 2024 4:42 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Proposal

**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!**

Dear Mr. Sevigny,

I am submitting my questions and comments for the Neighborhood Meeting.

1. I am requesting the bill or sale or names of the State Park Officials that turned over or are allowing this developer to claim the 50 plus acers of State Owned Land (Co Government Lands-Coordinates 38.71753, -104.82886) to the North side of this Development. According to current records this land is owned by the State Park/Colorado Springs City. If this developer does not have this permission or documentation of this land sale, it should be removed from this development. Does the developer have the permission to claim this land for a park, considering it is already a park?
2. What was the last two dates the city held and voted on the Rock Creek Mesa Development Proposals and the names of the city counsel members that voted? What was the results of those votes?
3. If for safety reasons the Colorado Springs City Counsel voted that only single family homes were allowed to go into this proposed Development. Why would an annexation, which does not change safety concerns allow for the increase in housing density?
4. How will annexation affect our taxes?
5. Has the Developer reached out to Fountain Fort Carson District 8 to assess if the schools can handle the potential increase in students?
6. Has an environmental impact study been completed on this area of development?
7. Will the small country roads around this development will be widened and sidewalks added for safety?
8. Has the developer or city asked for a transportation survey on this area to determine fire egress and safety aspect while turning onto Hwy 115? If it has been done, I would appreciate a copy.

Robin Smith, RN BSN, School Nurse, Army Veteran Captain  
Joshua Smith, Retired Major U.S. Army, Transportation/Logistics

## Sevigny, Gabe G

---

**From:** K Rawson <kltrain7@gmail.com>  
**Sent:** Wednesday, December 27, 2023 12:56 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock Creek Mesa Annexation Proposal Neighborhood Meeting

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I cannot attend the meeting. I am opposed to annexing those county parcels to the city, they should remain county. This will be very taxing on our Fire Dept. Possibly adding a stop light at Hwy 115 and Pawnee will be very dangerous to all the truckers that use Hwy 115 daily. If you live off Hwy 115 common sense tells you this is a BAD idea. Do not approve this project.

*Thank you,  
Kathie Rawson  
SW HWY 115 Resident*

*719-229-4332*

This e-mail message is for the sole use of the intended recipient and may contain information that is confidential, proprietary or privileged. Any unauthorized review, use, distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, please notify the sender of the delivery error by replying to this message and then delete it from your system. Receipt by anyone other than the intended recipient is not a waiver of confidentiality or privilege.

On Fri, Dec 15, 2023 at 11:35 AM Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)> wrote:

Hello,

Please see attached for the postcard that will be going out in the next week or so and a copy of the poster that will be posted for this project. It is to notify of a neighborhood meeting for the proposed project for January 10, 2024. Please note, no decision will be made at this meeting, it is a meeting for the developer/applicant to discuss the proposal. Staff will be present at the meeting, but we will only be



there to discuss City processes and take notes, we will not be there to represent the developer/applicant. Please let me know if you have any questions.



**Gabe Sevigny**

**Planning Supervisor**

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, December 1, 2023 9:47 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Annexation Project

**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!**

Ok, great, thank you.

One more thing that maybe you can help with. Regarding the green card and the numbers:  
"A Land Use Plan illustrating 54 acres with a max density of 16 dwelling units per acre and 56 acres as parkland."

Looking at the El Paso County assessor's page: The park schedule number ending in 169, I think that's the one we have been talking about, is 53.72 acres.

Does the number 56 come around because Mientka will be adding 2 acres of parks?

Thanks for clarifying.

Felicia

---

**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Friday, December 1, 2023 8:06 AM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: Annexation Project

Good Morning,

I think they may be referring to the deadline for this review cycle. I will advise that we have discussed the neighborhood meeting and they will be now shooting for January because of the holidays coming up. Please let me know if you have any questions.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088

Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>

**Sent:** Thursday, November 30, 2023 3:07 PM

**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>

**Subject:** Annexation Project

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Hi Gabe, a neighbor just messaged me saying that she had a date of Nov 30<sup>th</sup> for this project. I'm not sure what she is referring to. Is there anything on any agenda for today?

Thank you,

Felicia

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, November 17, 2023 1:45 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock Creek Mesa

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Ok, thank you.

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---

**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Friday, November 17, 2023 12:24:19 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: Rock Creek Mesa

We can definitely ask, not sure if someone would be there. That would also go for any other internal agency. This meeting is from the applicant and they would first need to respond, and if it a procedural question then other agencies may be able to respond if someone is in attendance.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, November 17, 2023 12:17 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa

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Gabe,

What are the chances that a CDOT rep could be at our neighborhood meeting? A lot of questions generated are about egress in fire or emergency evacuation scenarios. Of course, a light is proposed etc. Cherokee is slated to be a right turn only. Hearing information straight from CDOT would be good. Is that an appropriate ask?

Thanks in advance for your input on this.

Felicia

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, November 17, 2023 11:32 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock Creek Mesa Annexation, Zone Changes, Land Use 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!**

No problem, thank you!

---

**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Friday, November 17, 2023 11:29 AM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: Rock Creek Mesa Annexation, Zone Changes, Land Use Plan

Good Catch, apologies, ANEX-23-0029. I will send out the clarification.



**Gabe Sevigny**  
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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, November 17, 2023 10:38 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: Rock Creek Mesa Annexation, Zone Changes, Land Use Plan

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Good Morning Gabe,  
Anex- 23-0022 Comes up Space Village.

Felicia

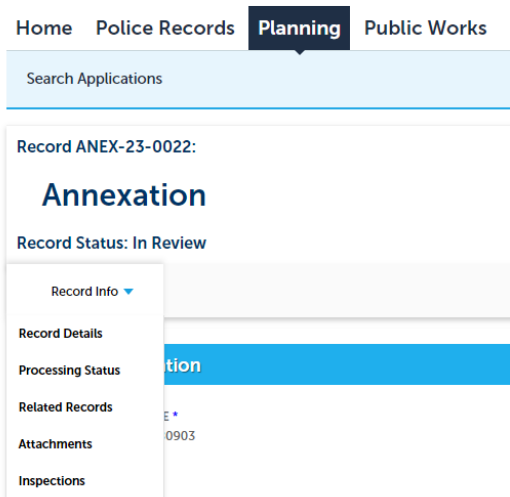
**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Sent:** Friday, November 17, 2023 8:28 AM  
**Subject:** Rock Creek Mesa Annexation, Zone Changes, and Land Use Plan

Hello,

As a neighbor that has previously provided comments for this project, this email is to let you know that a second submittal has been made. It is currently under review with a deadline for staff's comment letter of November 30, 2023. You can review the project at this link, <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>. You can search by using the following project numbers:

- Annexation – ANEX-23-0022
- Land Use Plan – MAPN-23-0009
- Parkland Zone Change – ZONE-23-0027
- R-Flex Medium (West Side) Zone Change – ZONE-23-0026
- R-Flex Medium (East Side) Zone Change – ZONE-23-0030

When you enter the project number in the 'Record' search box, the next screen will have a drop down arrow for 'Record Info'. Click on the 'Attachments' tab to review documents (see below). There is a response letter in the submittal from neighbors.



If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. Please note that staff is still requiring a neighborhood meeting. That meeting has not been scheduled at this time. When the meeting time/location is secured by the applicant, staff will send a follow-up email as well as additional postcards and posters will be created to notify of when/where the meeting will take place. FYI, the applicant is hopeful for a meeting the week of December 11, however, if a meeting cannot take place that week and with holidays, the applicant will wait to schedule until after the first of the year.



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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, November 17, 2023 11:31 AM  
**Subject:** Rock Creek Mesa Annexation, Zone Changes, and Land Use Plan

Hello,  
Clarification, the Annexation number is ANEX-23-0029 and not ANEX-23-0022. Apologies for the typo.



**Gabe Sevigny**  
**Planning Supervisor**  
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Search Applications

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Record ANEX-23-0022:

## Annexation

Record Status: In Review

- Record Info ▾
- Record Details
- Processing Status tion
- Related Records E +
- Attachments 0903
- Inspections

If you have additional comments you can send to me, they will still be a part of the public record and forwarded to the applicant for them to review and address or acknowledge. Please note that staff is still requiring a neighborhood meeting. That meeting has not been scheduled at this time. When the meeting time/location is secured by the applicant, staff will send a follow-up email as well as additional postcards and posters will be created to notify of when/where the meeting will take place. FYI, the applicant is hopeful for a meeting the week of December 11, however, if a meeting cannot take place that week and with holidays, the applicant will wait to schedule until after the first of the year.



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**To:** Sevigny, Gabe G  
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Felicia

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**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
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## Sevigny, Gabe G

---

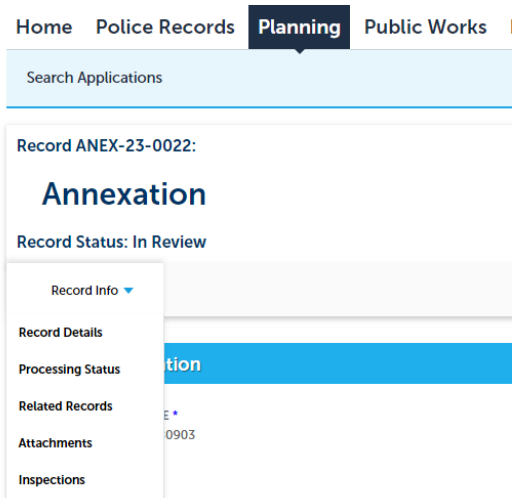
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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Monday, October 23, 2023 7:44 AM  
**To:** gary james  
**Subject:** RE: Rock Creek Mesa expansion

Hello,

Thank you for the email and it is a part of the public record. It will be forwarded to the applicant for their opportunity to respond or acknowledge. Also, I will add your email to the list for future communication of resubmittals, neighbor meetings, or public meetings. Please note that I am not representing the applicant. This is private property that may apply and with the applications, staff will review for compliance with criteria of approval for an annexation, 2 zone changes, and a land use plan. Outside agencies include, but not limited to, Fire, Traffic, Stormwater, Engineering, Police, CSU, Parks. At this time the City does not measure, nor do we require an evaluation of 'evacuation time' as it is noted that both Traffic and Fire are review agencies in terms of roadway capacity and emergency response. This is only the first review, and staff has determined that if/when a resubmittal is made, a neighborhood meeting will be required, no decision will be made at this meeting, but for the applicant to introduce the applications to the neighborhood. We are required to send to all property owners within 1,000 feet and that has been completed. City Council does have the final decision in this proposal. It will still require recommendations from Parks Board, Utilities Board, and Planning Commission prior to the final City Council hearing. Please let me know if I can be of further assistance in the meantime.



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---

**From:** gary james <blackjackrider2003@yahoo.com>  
**Sent:** Sunday, October 22, 2023 11:27 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa expansion

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Dear Gabe,

The people who live there need to be protected from this insane development. The Fire Escape routes are already outdated and Hwy 115 can't handle the normal traffic. Look back to last weeks mess with I-25 shut down!! I on property on Rock Creek Canyon Rd and already have people coming up and trespassing on private property looking for access. This

will only get worse as time goes on. This is a narrow one lane Rd and it is a private road. I have property on both sides of my road and may have to gate it off for resident only.

Please keep our concerns in mind.

Respectably

Gary James



## Sevigny, Gabe G

---

**From:** gary james <blackjackrider2003@yahoo.com>  
**Sent:** Sunday, October 22, 2023 11:27 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa expansion

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Please keep our concerns in mind.

Respectably

Gary James

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, October 19, 2023 8:42 AM  
**To:** Robin Smith  
**Subject:** RE: Rock Creek Mesa Annexation Proposal

Hello,

Thank you for the email and it is a part of the public record. It will be forwarded to the applicant for their opportunity to respond or acknowledge. Also, I will add your email to the list for future communication of resubmittals, neighbor meetings, or public meetings. Please note that I am not representing the applicant. This is private property that may apply and with the applications, staff will review for compliance with criteria of approval for an annexation, 2 zone changes, and a land use plan. Outside agencies include, but not limited to, Fire, Traffic, Stormwater, Engineering, Police, CSU, Parks. At this time the City does not measure, nor do we require an evaluation of 'evacuation time' as it is noted that both Traffic and Fire are review agencies in terms of roadway capacity and emergency response. This is only the first review, and staff has determined that if/when a resubmittal is made, a neighborhood meeting will be required, no decision will be made at this meeting, but for the applicant to introduce the applications to the neighborhood. We are required to send to all property owners within 1,000 feet and that has been completed. City Council does have the final decision in this proposal. It will still require recommendations from Parks Board, Utilities Board, and Planning Commission prior to the final City Council hearing. Please let me know if I can be of further assistance in the meantime.



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**From:** Robin Smith <honeyjay333@msn.com>  
**Sent:** Wednesday, October 18, 2023 8:49 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Re: Rock Creek Mesa Annexation Proposal

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Mr. Sevigny,  
I just looked at the plans and it's worse than I thought.

I will be living in a death trap. One road, one way in one way out.. we are going to die if there is a fire. My property will be worthless. All this development is on our road.

This is a crime and absolutely wrong.

I request a city council vote on this and all properties on Pawnee and Rock Creek Mesa Rd to be invited. Not those within 1000 ft (that is a bias/inaccurate number on who this affects) . Because we don't all have millions of dollars to fight this means, this builder can walk all over our community..

The last city council vote determined that this many houses let alone increase in people was not viable. What has changed?

All those on Pawnee and Rock Creek are all affected by this. But we need the opportunity to voice our opinion and data, before our community it destroyed.

Please respond and send to city council for scheduled vote and discussion between our representatives and theirs.

Robin Smith

Sent from my T-Mobile 4G LTE Device

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---

**From:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>

**Sent:** Tuesday, October 17, 2023 8:24:11 AM

**Subject:** Rock Creek Mesa Annexation Proposal

Hello,

If you are receiving this then I have received your email and it is a part of the public record. It will be forwarded to the applicant for their opportunity to respond or acknowledge. Also, I will add your email to the list for future communication of resubmittals, neighbor meetings, or public meetings. Please note that I am not representing the applicant. This is private property that may apply and with the applications, staff will review for compliance with criteria of approval for an annexation, 2 zone changes, and a land use plan. Outside agencies include, but not limited to, Fire, Traffic, Stormwater, Engineering, Police, CSU, Parks, School District.

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An application for annexation does require a recommendation for approval by the Parks Board, Utilities Board, and Planning Commission. Staff would only be reviewing the application for the criteria of approval for the annexation, 2 zone changes, and a land use plan. City Council would be the final approval body. I have attached the land use plan here for those that are having issues with our online portal. The area to the north that, if approved, would be zone PK is parkland to be owned and maintained by the city for the parks and is not to be developed. The southern portions of the proposal are currently being proposed R-Flex Medium. Lastly, please note that while there is a due date on the postcards, public comments can and will still be accepted and processed by staff. They will still continue to be forwarded to the applicant. Staff would only respond to specific comments about process, but the applicant is still required to respond or acknowledge each comment. If a comment is received after a resubmittal, I would hold those comments until the review cycle is completed in order to send to the applicant.

Please let me know if I can be of further assistance in the meantime.



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## Sevigny, Gabe G

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, October 17, 2023 3:21 PM  
**To:** Felicia Grillo  
**Subject:** RE: Rock Creek Mesa Addition No 1

That is correct, as an application for annexation, City Council would be the final action in this proposal.



**Gabe Sevigny**  
**Planning Supervisor**  
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**Sent:** Tuesday, October 17, 2023 2:49 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa Addition No 1

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Hello Gabe,

Someone just mentioned to me that in their email from you, that you stated City Council would be the final say.

Why not County Commissioners?

This land is in the county? Is it because the annexation is first and then it would be considered city...so no commissioners?

Thank you for clarifying.

Felicia Grillo

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Tuesday, October 17, 2023 2:49 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition No 1

**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 Gabe,

Someone just mentioned to me that in their email from you, that you stated City Council would be the final say.

Why not County Commissioners?

This land is in the county? Is it because the annexation is first and then it would be considered city...so no commissioners?

Thank you for clarifying.

Felicia Grillo



## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, October 17, 2023 8:24 AM  
**Subject:** Rock Creek Mesa Annexation Proposal  
**Attachments:** Land Use Plan\_Rock Creek Mesa.pdf

Hello,

If you are receiving this then I have received your email and it is a part of the public record. It will be forwarded to the applicant for their opportunity to respond or acknowledge. Also, I will add your email to the list for future communication of resubmittals, neighbor meetings, or public meetings. Please note that I am not representing the applicant. This is private property that may apply and with the applications, staff will review for compliance with criteria of approval for an annexation, 2 zone changes, and a land use plan. Outside agencies include, but not limited to, Fire, Traffic, Stormwater, Engineering, Police, CSU, Parks, School District.

This is only the first review, and staff has determined that if/when a resubmittal is made, a neighborhood meeting will be required with another round of notification with postcards and posters. For the comments about notification, property owners within 1,000 feet are the properties that are notified. Any future notifications, to include the neighborhood meeting, staff will require the applicant to place a sign along Pine Oaks Road. At this time the City does not measure, nor do we require an evaluation of 'evacuation time' as it is noted that both Traffic and Fire are review agencies in terms of roadway capacity and emergency response. If the proposal is approved, Pawnee Road would be required to be built to city standards prior to the city accepting it for ownership and maintenance.

An application for annexation does require a recommendation for approval by the Parks Board, Utilities Board, and Planning Commission. Staff would only be reviewing the application for the criteria of approval for the annexation, 2 zone changes, and a land use plan. City Council would be the final approval body. I have attached the land use plan here for those that are having issues with our online portal. The area to the north that, if approved, would be zone PK is parkland to be owned and maintained by the city for the parks and is not to be developed. The southern portions of the proposal are currently being proposed R-Flex Medium. Lastly, please note that while there is a due date on the postcards, public comments can and will still be accepted and processed by staff. They will still continue to be forwarded to the applicant. Staff would only respond to specific comments about process, but the applicant is still required to respond or acknowledge each comment. If a comment is received after a resubmittal, I would hold those comments until the review cycle is completed in order to send to the applicant.

Please let me know if I can be of further assistance in the meantime.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, October 17, 2023 7:58 AM  
**To:** Felicia Grillo  
**Subject:** RE: Olson

Hello,

Can you help me understand what is attached? For security reasons I cannot open attachments that are not discussed or expected. Thank you in advance.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Monday, October 16, 2023 3:35 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Olson

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## Sevigny, Gabe G

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**From:** Sevigny, Gabe G  
**Sent:** Tuesday, October 17, 2023 7:30 AM  
**To:** Dwight  
**Subject:** RE: Rock Creek Mesa addition 1

Hello,

Thank you for the email and it is a part of the public record. It will be forwarded to the applicant for their opportunity to respond or acknowledge. Also, I will add your email to the list for future communication of resubmittals, neighbor meetings, or public meetings. Please note that I am not representing the applicant. This is private property that may apply and with the applications, staff will review for compliance with criteria of approval for an annexation, 2 zone changes, and a land use plan. Outside agencies include, but not limited to, Fire, Traffic, Stormwater, Engineering, Police, CSU, Parks. At this time the City does not measure, nor do we require an evaluation of 'evacuation time' as it is noted that both Traffic and Fire are review agencies in terms of roadway capacity and emergency response. This is only the first review, and staff has determined that if/when a resubmittal is made, a neighborhood meeting will be required. Please let me know if I can be of further assistance in the meantime.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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**From:** Dwight <[caminosixnine@msn.com](mailto:caminosixnine@msn.com)>  
**Sent:** Sunday, October 15, 2023 10:51 AM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>; Dwight <[caminosixnine@msn.com](mailto:caminosixnine@msn.com)>  
**Subject:** Rock Creek Mesa addition 1

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from; Dwight Olson  
650 Rock Creek Mesa Road

I am totally against this "addition" as this area can not handle this huge population explosion. We have lived here since 1994 and had two wildfire evacuations. Both were only for upper Rock Creek Mesa and did not include the trailer park. We have only one way out of here, in an emergency, to Hwy 115 and then can only go

north or south. Look at the photo in the Denver Post dated 22 September 2023, (page A7) of the wildfire on Maui, Hawaii. I have to believe this is what the "big" one up here will look like. Only worse here because they had water to escape to, we have no escape. Increase the population and it will be impossible for us to escape and emergency vehicles will not be able to access the area. It seems that if this project goes through we do not have a chance of survival, those closer to the highway might make it but we will be forced to escape on foot. Way too many people ! The other article of interest is the "Kettle Creek North development" in the Gazette dated 27 July 2023 (pageA1) I do not know the roads in that area but I believe they have more directions to go then we do, as we only have the one escape route. I believe this would be a terrible mistake for this area. It is already a challenge to get onto Hwy 115 and drive north, add a couple hundred more cars and it should become a true hazard (especially with the big truck traffic).

Sincerely,

Dwight Olson  
650 Rock Creek Mesa Road  
Colorado Springs, CO 80926  
719 527 2598  
[caminosixnine@msn.com](mailto:caminosixnine@msn.com)

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, October 17, 2023 7:24 AM  
**To:** Valerie Stevens  
**Subject:** RE: Mesa Neighborhood

Good Morning,

Would you be able to provide any more information? I assume the Rock Creek Mesa, if so there is not a neighborhood meeting scheduled at this time. IF/When there is a resubmittal, a neighborhood meeting will be required. In the meantime, the application documents are all available for public view at the link below with putting in the associated file numbers. The applicant contact information is also available if you wish to contact them for additional information. I do not represent the applicant and am review the applications for meeting criteria of approval for an annexation, 2 zone changes, and a land use plan. If you have specific questions to that, please let me know.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

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**From:** Valerie Stevens <vstevens7575@gmail.com>  
**Sent:** Saturday, October 14, 2023 5:45 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Mesa Neighborhood

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I would like to know more about this

## Sevigny, Gabe G

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**From:** Joshua Smith <sasquach75@msn.com>  
**Sent:** Monday, October 16, 2023 9:09 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition No 1

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Mr. Gabe Sevigny,

I am a current resident of 235 Rock Creek Mesa Rd. I have concerns in reference to Pawnee road that turns into rock creek mesa Road. If the 16 dwellings per acre is planned to go along Rock Creek mesa road/Pawnee road there is a lack of infrastructure and services to incorporate the additional residences. The below comments are based on placing the dense residential expansion along Pawnee/Rock Creek Mesa Road.

Fire risk is my first concern with adding a large number of residents to this area with only one road to exit the area for the current residents that live on Rock creek mesa Road. Evacuation in the event of a wildfire would not be efficient and would put residence at high risk for injury or possibly loss of life if needed to evacuate quickly. Our current fire station is a small station that I would assume does not meet the needs of the additional residence and would need to be assed by the city to assure it would be within what is required for service response for the additional population.

The road infrastructure meets our current needs but will more than likely not be adequate for the increase of residents along the roadway. Is there a plan to build a secondary road to get residences in and out of the area. The intersection of Highway 115 and Pawnee road currently does not have a traffic light and would become a traffic hazard if the traffic is increased along Pawnee. Some type of mitigation would be required.

Schools would be the last question I have and which school district the new areas be in. We are currently in the Fountain/Fort Carson School district. Is Fort Carson's schools able to support adding that many more possible students to the K-6 and middle school. Were the effects on the local schools evaluated for this development. Thank you for your time.

Joshua J Smith

## Sevigny, Gabe G

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**From:** Robin Smith <honeyjay333@msn.com>  
**Sent:** Monday, October 16, 2023 8:05 PM  
**To:** Sevigny, Gabe G; Sevigny, Gabe G  
**Subject:** Rock Creek Development Letter

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Dear Mr. Sevigny,                      October 16, 2023

Hi my name is Robin and I live on Rock Creek Mesa Road above the set project or sites. I have been trying to follow this development from the start and have noted a few major concerns. What was approved in counsel is not what is stated at this time. It is by far more houses and people than agreed on before. When I talked in the last meeting in front of the city council, my main concerns we're our fire danger. Not only do I feel that we would be the last getting off this mountain in an emergency, I feel my family and animals would be trapped. The current plan of 16 dwellings per acres was never a part of the deal and I really don't see how it can be, with single-family houses. And that is all that was proposed up here. No apartments, town houses or condos. Single family houses only.

I moved here to retire with my family and to have a quiet place where I could raise my kids and have a mini farm. I am the only one in Colorado Springs that has a vineyard. We have over 200 vines and I worry about water, air and light pollution and extra foot traffic near my house. I raise honeybees because they are in decline, and we all need bee's to pollinate. Thus, I worry about herbicides and the thought process going into the landscaping and trees. Which in some aspects could be a great positive if the park and landscaping was all bee friendly. I would ask that I be notified on any days were herbicides or pesticides are being used, my hives are registered, and I am supposed to be notified of the city spraying. Bee's are very expensive and I wish no one to kill them, especially when I can close them up for 24 hours or so. Light pollution is also very concerning because I can see the night sky here. Would love consideration of Flagstaff AZ light pollution lights if at all possible, or nights of no lights.

My 3<sup>rd</sup> concern is school districts. I work for a school and have some major concerns regarding the need for re-districting if this project is considered. One, Fort Carson while good schools should not be taking the risk of busing Non-military kids from off post to on post. I have experienced cases of parents not being able to get on post quickly enough when one of their students are sick or injured. I also feel as a retired military person that this is a huge security risk to the post. That just because you have a student that goes to a school on post shouldn't mean that parents have access to post. Which in turn is unsafe for the students. Ok, that's just with K-8 going to school on post. High School Students being bused for 40min back and forth is also not ok. I chose to have my child go to Cheyenne Mountain High School and we drive him to school every day, it takes us 15-20min. We chose this because he will soon be driving to school and we would be putting him at higher risk for a car accident as the drive from Pawnee to South Academy to Fountain HS is approximately 30-45mins every day. I know at least 4 parents in this area doing this as well. With fountain expanding and Cheyenne Mountain area not. Maybe Cheyenne Mountain District should be taking up the kids. Less risk to post, shorter distance for parents and students, decreasing the overall risk to students and parents. FYI, I do not work for this district, no favorite just logic.

While I don't feel we can support this major increase in houses and people I would really appreciate you looking into the school situation. Please look at it through a safety aspect, distance aspect and not Money and Politics. Please.

If the project was all single-family houses, nice houses and more space I would be ok with the project. I love the idea of a park for our kids to all play in. I bet it's going to be far from us but a field to throw a football or court to play basketball would be absolutely amazing.

To me I would love to also consider the trailer park for buying and putting house on. They have continued to pollute our environment with their illegal sewage ponds that pollute our air and ground. It smells horrible below, especially near Hwy 115 where it leaks onto the road. If you haven't been up to see (smell) our area I would implore you to have a smell and assess this major environmental hazard. I'm having a hard time believing anything is going to be built over and below their leach field.



Again, I am not against this project in full. I do feel there is an opportunity for a great project that will please most people and I am willing to help. I love planning actually. But our current risk far outweighs the current projected number of people and houses. Please consider better quality, more houses per acre single family houses. I would love to walk you around our area, email or talk in a constructive way.

Thank you for taking our emails.

Robin Smith RN, BSN

Sent from my T-Mobile 4G LTE Device

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## Sevigny, Gabe G

---

**From:** g <super383@yahoo.com>  
**Sent:** Monday, October 16, 2023 8:01 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa district number 1

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I would like to protest the building in rockcreekmesa District area.  
I feel the zoning should say the F5. The Matrix Company should to build half acre lot like all the rest of the house here.  
I feel that they're over building for the area roads and the fire mitigation and evacuation.

Glenn Butts.

## Sevigny, Gabe G

---

**From:** Brittney Potes <brittpotes@yahoo.com>  
**Sent:** Monday, October 16, 2023 5:21 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Rezoning

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Mr. Sevigny,

I am a current resident in Rock Creek Mesa and am concerned about the impact that rezoning to accommodate townhomes and duplexes. Currently, there are only two ways to get in and out of the neighborhood. Both roads require a dangerous crossing of highway 115 with little visual to see cars coming up the highway at 70-80 mph. This crossing is a concern without the addition of twice the number of current homes on the Mesa. How is this issue going to be addressed if rezoning is granted? Also, i am concerned that my property is going to be swallowed into the city of Colorado Springs due to the size of the development. Many of the residents that live in Rock Creek Mesa choose to live outside of city limits. Due to greed and unlimited expansion the city believes that they can just keep absorbing rural communities. This brings us into city limits that we did not choose, as well as the taxes that go with them. Furthermore, fire insurance is nearly impossible to purchase in this community and this will become an even more difficult task with the high density of development that is being proposed.

At some point the city needs to stop swallowing these rural communities and focus on maintaining their city limits. Myself and other area residents are requesting a community meeting regarding the project.

Also, not all residents of area are receiving the mailers regarding the project.

Thank you for your time!

Brittney Potes

535 Rock Creek Mesa Rd  
Colorado Springs, CO 80926

## Sevigny, Gabe G

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**From:** Shannon Porter <garden\_7@hotmail.com>  
**Sent:** Monday, October 16, 2023 5:18 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Proposal  
**Attachments:** Letter to Planning Dept..docx

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Good afternoon,  
Please find attached my response to the proposal for annexation and development in Rock Creek Mesa.  
I would appreciate being added to any communication regarding this issue.

Thank you,

Shannon Porter  
675 Rock Creek Mesa Rd  
Colorado Springs, CO 80926  
719-602-0298

## Sevigny, Gabe G

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**From:** DAVID A YARBROUGH <dav9361@msn.com>  
**Sent:** Monday, October 16, 2023 4:25 PM  
**To:** Sevigny, Gabe G  
**Subject:** Request for a neighborhood meeting with the developer on the development of the Rock Creek Mesa area along Highway 115.

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Good Afternoon Mr. Sevigny,

I would like to request a formal meeting with the developer on the development of the Rock Creek Mesa area along Highway 115. The meeting is in regards to the annexation of 107.67 acres. Addition number 1 Annex-23-0026, zone 23-0027, MAPN-23-0009.

I believe that this should not occur due to the following information. I along with my wife Debbie have lived in this area for the past 31 years, and do own property in the area. During this time we have noticed that the roadways alone are not constructed to be able to deal with the increase in people, and vehicle traffic. The developer wants to build approximately 16 dwelling units per acre, and 56 acres as parkland. I believe that this would increase the amount of people living here by roughly 500, and that the amount of vehicles per two persons as two which would amount to 1000 more vehicles on the existing roadway infrastructure. The roadways could not handle this amount of traffic, and the congestion for trying to ingress or egress on Pawnee Road or Cherokee Drive would be nearly impossible, not to mention dangerous. If one were to try to exit or enter the Rock Creek Mesa Area at peak traffic times of traffic on Highway 115, 6 to 9 am, 11 to 100pm, and 3 to 6 Pm would be impossible. It would be dangerous, and cause traffic to back up into the residential areas that already exist.

If we have a wildfire situation which we have had to deal with in the past, and have to evacuate the area it would be total chaos, and possibly cause someone to lose their life. As a person who has had to evacuate our home in the past just because of a wildfire for 3 days it is not a good thing. It is especially hard not being allowed to go back to your home, and not knowing if you have a home to go back to. Plus the Emergency first responders would not be able to access the areas that they need to respond to for Fire Fighting causing delays, and possibly catastrophic consequences.

The developer has said that he would get the Colorado Department of Transportation to put up a traffic light on Highway 115 by either Pawnee Road or Cherokee Drive to help with traffic being able to enter, and exit the Rock Creek Mesa Area. It should be noted that this would not happen since the amount of Commercial Truck traffic that uses Highway 115 would not be able to stop or start again on the grade of the roadway in inclement weather snow etc.

Also lets address the increase in crime. If you have that many more people moving into a small area it will increase the amount of crime that occurs. If you annex this area now the Colorado Springs Police Department and Colorado Springs Fire Department have to respond to calls for service. The Police Department if I remember is already 75 officers short now. So any delays by these departments would be bad causing possible injuries of death.

The developer has also told us that we would be able to have access to city water, and sanitation for a tap fee. The tap fee that we were quoted was \$50,000 dollars. How many people do you know that have an extra \$50, 000 dollars laying around not many I would guess! Plus to get the utilities out to the area means having to tear up the roadways, and disrupt the traffic flow! All of the development would also have a detrimental consequence on the native wildlife that have lived in this area for generations. It could cause us to loose some of the wildlife forever, Birds, Deer, Bear, Bobcats, Coyotes, Fox, Raccoon, Skunk and other native species.

All of us that live, and have lived here for any length of time have chosen this area for quality of life in a rural setting. The additional traffic, residents and noise will definitely affect us. Please take my request into consideration.

Respectfully  
Thank You  
David and Debbie Yarbrough  
8360 Piute Road  
8410 Piute Road

## Sevigny, Gabe G

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Monday, October 16, 2023 4:00 PM  
**To:** Sevigny, Gabe G  
**Subject:** Letter of opposition

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Gabe,

If I understand this correctly, you are the one putting everything together and you are going to decide if Mr. Mientka has dotted his i's and crossed his t's and everything looks squared away to approve an annexation and additional rezone.

If I may, if you are to do due diligence, then I suggest you go back and watch all county commissioner meetings and review the city council vote regarding this original issue. The city council voted NO on the plan and it is because the lots are spot zoned, which is illegal. But because County Commissioners are not held accountable to do lawful things as a quasi judicial branch, they dismissed the planning committee's vote. That should be a RED flag to you as you work for planning.

Additionally, the county commissioners URGED Mr. Mientka to work with our community as they rezoned it from F-5 to RS-5000. That was already a stretch and they knew it! Mr. Mientka has not worked with us.

The new plans say that this community would be a continuation of the Broadmoor Bluffs. Gabe, there is a STATE PARK for miles between our community and Broadmoor Bluffs. I'm sure there is something in planning that states they cannot use that as a reason...what a grasp.

As of right now, I found multiple errors in the documents that are submitted. The acreage for the park are inaccurate and I believe the acreage for houses are inaccurate. I urge you to look at Matrix's numbers.

There has not been a fire evacuation study done for this area. We are WUI.

The traffic study is inaccurate.

The documents are misleading and it sound like Mr. Mientka is offering a 54 acre park, when the tax payers of Colorado Springs have paid for the Trails and Open Space Park. And, btw, I do have comments for the Colorado Springs Parks division as it appears there is favoritism to Mr. Mientka regarding the annexation of the park and how it appears to give him the leverage he needs to have his properties annexed.

When I talked with you about the green cards and how they didn't get to all the people, I thought you said we would have more time to comment. Then the cards came and the date was the same.

I have additional comments that I want to make on Thursday Oct 19<sup>th</sup> and I want to know if those comments will go on record and I want to know if you can use them in your determination.

I echo everyone 's sentiments about the density and extra cars, noise, theft, accidents on the highway...which by the way...the highway division has said that you can not have 2 stoplights within a one mile range...and that is what Matrix has stated they wanted-a stop light on Hwy 115 and Pawnee. That is something that CDOT will have to comment on, but its not safe nor appropriate. I would suggest a continuous lane OVER the highway and entering HWY 115 in the slower lane. IMO this would be the safest way to address that concern.

We do have the endangered Mexican Spotted Owl, I have documentation to support this.

We do have the jumping mouse-threatened, he was in my backyard 2 weeks ago.

We have several other animal issues to bring to your attention and we need continuation of time to bring these matters to your attention.

Colorado Revised Statutes state we existing homeowners have the right to be safe and the right to have our communities stay in an environment that protects are property values. I will follow up with an additional email with the C.R.S. that I am referring to-but as due diligence, you might look them up and see the rights we have. As a planner, we realize that you have to see if the developer has done what he needs to support his request-part of that is to see if the developer has violated rights of existing citizens and if he is causing harm to the environment.

Gabe, you have pressure coming down on you, and we all realize this is also political. We are not fools. We have been walked on and dismissed for years regarding the proposed development. We ask that integrity be first and foremost.

I am sending this in as I do not know if you close by 4...but I have more comments.

Respectfully,

Felicia Grillo



## Sevigny, Gabe G

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**From:** Garry DYKES-MODLENS <garrydm@msn.com>  
**Sent:** Monday, October 16, 2023 3:54 PM  
**To:** Sevigny, Gabe G  
**Subject:** comments on ANEX-23-0029; ZONE 23-0026 and ZONE-23-0027; MAPN-23-0009

**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!**

Sir; My wife and I have the following to say about the above items.

The roadway infrastructure in our area would be taxed beyond it's current capacity to handle the increased population safely. There are only 2 narrow 2 lanes roads into and out of our area that connect directly onto SH115. Ready access there is often very restricted due to heavy car and esp. truck traffic. As an example, we had a small grass fire here about a year ago that caused a traffic blockade on our access roads that prevented anyone leaving or entering our housing areas for hours.

A traffic light has been proposed where our access roads ( Piute Road and Pawnee Road) connect to SH115. These connect at the top of a steep hill from either direction. The first truck to stop there in a snow storm will block traffic for an extended period. The next one, right behind the first, will finish it for the day. I know that is an exaggeration but you must see my point. Now suppose there is a need for an emergency vehicle to get through. SH115 is an important artery between Colo. Spr and cities to the south. Concern for it's safe use is important.

We have only a small all volunteer fire department that would not be capable of handling a fire that could be generated by the large buildings proposed. As it is we are largely dependent on Ft. Carson for any kind of real fire here.

The above are our concerns for the safety of our lives here. Then there are the concerns for our quality of life. We moved out here deliberately to live out of the city. We knew the risks in volved in the fire safety and limited water supply of moving to this area and accept them. We knew that the water system here was maxed out. We are NOT HAPPY with being asked to approve development that will forever ruin the peace and quiet that we moved here to achieve and threatens our saftey. Matter of fact we vigorously object to development at anywhere near the level proposed. We are be very willing to accept development that conforms to the current zoning.

We are very concerned that once the city brings water and sewage out to our area it will force the current residents to attach to those systems. Many of us are retired and living on limited budgets. We fear that the connection fees will cripple us financially.

Garry & Sharon Dykes-Modlens  
8340 Piute Road  
Colo. SPr. CO. 80926



Virus-free. [www.avg.com](http://www.avg.com)



## Seigny, Gabe G

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**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Monday, October 16, 2023 3:35 PM  
**To:** Seigny, Gabe G  
**Subject:** Olson  
**Attachments:** 1000002408.jpg; 1000002409.jpg

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## Sevigny, Gabe G

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**From:** Kate Tangney-rogers <tangnk2@yahoo.com>  
**Sent:** Monday, October 16, 2023 2:37 PM  
**To:** Sevigny, Gabe G  
**Subject:** ANEX-23-0029 new development/annexation on Pine Oaks Road//Rock Creek Mesa Addition No.1

**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!**

Dear Mr. Sevigny,

Last night at 8:30pm, I was informed through serendipity, as I was having dinner with someone who got an email from a neighbor Matt Barton. Evidently, the only person who received the notification of a postcard that was supposedly sent out was the newest member of our neighborhood. Matt Barton got a copy of the postcard from him last night.

Having lived here on Pine Oaks Lane for more that 26 years, you would think the city would know how to inform me of changes that are occurring on my street. I am deeply upset that the notification did not get to me.

From the notification and the research we have done online, mostly by Matt Barton, on your site, is at best confusing. The new, large right triangle "Site" (no A, B or C), that crosses Pine Oaks Road, may be some land the city ceded/leased to the developers? Is this new area going to be the area designated as PK or Parkland? It is very unclear. We already have numerous people coming up Pine Oaks Road, walking their dogs, parking their cars, climbing the fences and walking into the park illegally. What is the "plan" to make this area secure if this will become a large, new Park Land area?

Or, is this new large right triangle area an area of new housing development?!

Please let me know. Please let the residents of Pine Oaks Road and Pine Oaks Lane have the legal opportunity of being informed of these important changes to zoning and developments on their roads.

Can you help me? Can you clear this mis/disinformation up?

Thank you,  
Kate Tangney-Rogers  
719-641-6955

## Sevigny, Gabe G

---

**From:** Robert Rogers <bert.t.rogers@gmail.com>  
**Sent:** Monday, October 16, 2023 1:51 PM  
**To:** Sevigny, Gabe G  
**Subject:** Record number ANEX-230029; ZONE23-0026 Zone230027; MAPN-23-0009

**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!**

Dear Gabe

My name is Robert Rogers. I live at 7650 Pine Oaks Ln. Colorado Springs, CO 80926. I first heard about the above proposal last night through my neighbor on Pine Oaks Rd, Matt Barton. As he states in his email to you, we only know of one neighbor on Pine Oaks Rd or Pine Oaks Ln that received notice of the proposed development. This development will directly affect all property owners on Pine Oaks Rd and Pine Oaks lane.

I would very much appreciate it if you would include all the residents on Pine Oaks Rd and Pine Oaks Ln on any future notifications of developments. The post card notification map is not clear which sites will be used for the different types of development mentioned. Pine Oaks Rd is our only way in or out of our area. Our concerns are increased traffic and fire evacuation problems. The Sundance development on the southwest corner of Pine Oaks Rd and Highway 115 is already going to amplify both of those concerns. Please add my address to the list for future mailings about this proposal.

Thanks,  
Robert Rogers

## Sevigny, Gabe G

---

**From:** Matt Barton <matthewryanbarton@gmail.com>  
**Sent:** Sunday, October 15, 2023 6:26 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition no.1 Annexation  
**Attachments:** 20231015\_180453.heic; 20231015\_180419.heic

**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 Gabe,

My name is Matt Barton and I live at 7825 Pine Oaks Ln. I did not receive the notification about the proposed Annex plan for the Pine Oaks Road area, nor did many of my neighbors on Pine Oaks Rd. I got the info from the only neighbor that I am aware of that did get the mailer. I request this notification be sent to everyone on Pine Oaks Road and Pine Oaks Lane as the project affects all of us. It involves the only way in or out of this neighborhood.

The notification does not give clear information as to what the plan entails. Which area is to be designated as parkland and which is to be R-FLex-Med? How is "parkland" defined in this specific proposal? What could be the extent of park development as much of the annex area is already a state park? Would it be a city park area?

Who decides that 16 dwelling units per acre is appropriate for this area?

My main concern is the elevated risk of fire for all residences west of the development. We only have one way out of here and adding more users in the heavily wooded area creates serious safety issues for those who would be caught with no way out in a fire event east of us on the road. The potential for 16 dwelling units per acre @ 54 acres would mean 864 units in the area. That's a huge fire risk to the area with that many residents being added. This plan would sock us in with no way out in a fire emergency, which seems inevitable.

Another concern is that the intersection of Pine Oaks Road and hwy 115 is already going to have serious issues with traffic from the development currently in process, packing as many units as possible in the field south of that intersection. It's an evacuation issue as well as a daily use problem. Please drive into town from here any weekday between 3:30 and 5:30. Traffic is backed up from Cheyenne Meadows to South Academy each day. Morning commutes are already maxed out.

I request that you send out more detailed information about the project to everyone in the affected area (Pine Oaks Road/Lane, Pawnee, Rock Creek Mesa, etc.).

Thank you,  
Matt Barton  
719-338-1092

## Sevigny, Gabe G

---

**From:** K Rawson <kltrain7@gmail.com>  
**Sent:** Sunday, October 15, 2023 6:20 PM  
**To:** Sevigny, Gabe G  
**Subject:** Regarding the Annexation and another Rezoning on the MESA

**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 am opposed to this annexation.

*Thank you,  
Kathie Rawson*

This e-mail message is for the sole use of the intended recipient and may contain information that is confidential, proprietary or privileged. Any unauthorized review, use, distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, please notify the sender of the delivery error by replying to this message and then delete it from your system. Receipt by anyone other than the intended recipient is not a waiver of confidentiality or privilege.

## Sevigny, Gabe G

---

**From:** Michael Olson <olson.michael98@gmail.com>  
**Sent:** Sunday, October 15, 2023 4:43 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock creek mesa addition 1

**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 am totally against this "addition" as this area can not handle this huge population explosion. We have lived here since 1994 and had two wildfire evacuations. Both were only for upper Rock Creek Mesa and did not include the trailer park. We have only one way out of here, in an emergency, to Hwy 115 and then can only go north or south. Look at the photo in the Denver Post dated 22 September 2023, (page A7) of the wildfire on Maui, Hawaii. I have to believe this is what the "big" one up here will look like. Only worse here because they had water to escape to, we have no escape. Increase the population and it will be impossible for us to escape and emergency vehicles will not be able to access the area. It seems that if this project goes through we do not have a chance of survival, those closer to the highway might make it but we will be forced to escape on foot. Way too many people ! The other article of interest is the "Kettle Creek North development" in the Gazette dated 27 July 2023 (pageA1) I do not know the roads in that area but I believe they have more directions to go then we do, as we only have the one escape route. I believe this would be a terrible mistake for this area. It is already a challenge to get onto Hwy 115 and drive north, add a couple hundred more cars and it should become a true hazard (especially with the big truck traffic).



## Sevigny, Gabe G

---

**From:** Carol Olson <bigmarble@msn.com>  
**Sent:** Sunday, October 15, 2023 11:52 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition 1

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!

Mr. Sevigny,

My name is Carol Olson and I have lived at 650 RCMR for 28 years. It's a decent little area, especially in the warmer months. My husband has brought to my attention the new building that is planned closer to 115. To be honest I haven't read all the specifics but I do share my husbands concern about access.

My experience has been that Pawnee as it gets closer to 115 can get very icy in the winter. If it were to be the only way in and out of the new housing area it would stand a chance of becoming clogged very easily. The same concern, if there were to be a need for emergency evacuation. Especially for us at the top of the hill, where there are more trees for fuel, and a longer route for us to take to safety getting down to 115. If we had to wait on RCMR for backups to clear during a wildfire, the chance for a negative outcome seems almost certain.

I would add, this whole area is on district 8/fountain fort carson school district. And these kids ride the buses. With the current lack of bus drivers, and requirement of extra funds to pay them, there may be cause for concern. Not to mention the extra povs congregating to drop off and pick up kids at the bus stop.

Thank you very much for your time,  
Carol Olson

Sent from my iPhone

## Sevigny, Gabe G

---

**From:** Dwight <caminosixnine@msn.com>  
**Sent:** Sunday, October 15, 2023 10:51 AM  
**To:** Sevigny, Gabe G; Dwight  
**Subject:** Rock Creek Mesa addition 1

**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!**

from; Dwight Olson  
650 Rock Creek Mesa Road

I am totally against this "addition" as this area can not handle this huge population explosion. We have lived here since 1994 and had two wildfire evacuations. Both were only for upper Rock Creek Mesa and did not include the trailer park. We have only one way out of here, in an emergency, to Hwy 115 and then can only go north or south. Look at the photo in the Denver Post dated 22 September 2023, (page A7) of the wildfire on Maui, Hawaii. I have to believe this is what the "big" one up here will look like. Only worse here because they had water to escape to, we have no escape. Increase the population and it will be impossible for us to escape and emergency vehicles will not be able to access the area. It seems that if this project goes through we do not have a chance of survival, those closer to the highway might make it but we will be forced to escape on foot. Way too many people ! The other article of interest is the "Kettle Creek North development" in the Gazette dated 27 July 2023 (pageA1) I do not know the roads in that area but I believe they have more directions to go then we do, as we only have the one escape route. I believe this would be a terrible mistake for this area. It is already a challenge to get onto Hwy 115 and drive north, add a couple hundred more cars and it should become a true hazard (especially with the big truck traffic).

Sincerely,

Dwight Olson  
650 Rock Creek Mesa Road  
Colorado Springs, CO 80926  
719 527 2598  
caminosixnine@msn.com

## Sevigny, Gabe G

---

**From:** Valerie Stevens <vstevens7575@gmail.com>  
**Sent:** Saturday, October 14, 2023 5:45 PM  
**To:** Sevigny, Gabe G  
**Subject:** Mesa Neighborhood

**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 would like to know more about this

## Sevigny, Gabe G

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**From:** Sevigny, Gabe G  
**Sent:** Friday, October 13, 2023 11:14 AM  
**To:** Mike Heath  
**Subject:** RE: annexation 23-0029 zone 23-0026 zone 23-009

Hello,

Thank you for the email. It will be a part of the public record and forwarded to the applicant for them to respond or acknowledge. I will also add your email to my list-serve for this project and notify you of any resubmittals, and any future correspondence for neighborhood meetings and public hearings. Please note there is no public hearing scheduled as the project is only in the first review and the application must satisfy the requirements for the criteria of approval for an annexation, 2 zone changes, and a land use plan. Annexations do require recommendations of approval from Parks Board, Utilities board, and Planning Commission prior to final approvals from City Council.

Also, Colorado Springs Fire is an outside agency that would review the project to the criteria established. If approved, the developer would be required to build Pawnee Road and any other road to be dedicated to the City, to the city standards, prior to the city taking ownership and maintenance. For the issues regarding utilities, CSU, Colorado Springs Utilities is also an outside agency that would review for conformance with any of their governing documents and again a recommendation of approval from Utilities Board would be required.

Staff has determined to require a neighborhood meeting. The applicant will be notified at the conclusion of this submittal cycle, and if/when the applicant resubmits, they will need to inform staff of the date/time/location of the neighborhood meeting. City Staff will prepare an additional postcard and poster(s) for that meeting. No decision would be made, but it would be an opportunity for you, and the neighborhood, to ask additional questions, and voice concerns or opposition.

Hope this helps, if you have additional questions please let me know.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Mike Heath <mmesamike@yahoo.com>  
**Sent:** Friday, October 13, 2023 9:57 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** annexation 23-0029 zone 23-0026 zone 23-009

**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 am very concerned about this planned development in my neighborhood. The infrastructure on Pawnee/ Rock Creek Mesa Rds would struggle to safely handle the increased traffic in a normal situation. In an emergency situation like an evacuation due to fire the exiting would be chaotic, unsafe and near impossible to do in a timely manner. One look at a map of the area makes this obvious.

The impact on our existing roads would be huge. All it takes is a drive through the neighborhood to see that increased traffic would demand increased maintenance that I doubt the county will provide.

I DO NOT want to be annexed into Colorado Springs; I DO NOT want to be hooked up to city water. There is an existing water district here that may be put out of business if the city takes over our water supply and I do not want to pay a fee for water hookup to city water.

The developers knew of the restrictions on the properties they bought years ago but counted on being able to change these by influencing zoning boards.

When will a public hearing on this planned development take place?

Michael Heath 635 Rock Creek Mesa Rd Colorado Springs, CO 80926

## Sevigny, Gabe G

---

**From:** Mike Heath <mmesamike@yahoo.com>  
**Sent:** Friday, October 13, 2023 9:57 AM  
**To:** Sevigny, Gabe G  
**Subject:** annexation 23-0029 zone 23-0026 zone 23-009

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The developers knew of the restrictions on the properties they bought years ago but counted on being able to change these by influencing zoning boards.

When will a public hearing on this planned development take place?

Michael Heath 635 Rock Creek Mesa Rd Colorado Springs, CO 80926

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, October 13, 2023 6:45 AM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Request for neighborhood meeting

**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!**

Good Morning,

Great, thank you for the clarification. I appreciate the updates regarding this project.

Felicia Grillo

---

**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Sent:** Thursday, October 12, 2023 3:34 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: Request for neighborhood meeting

Apologies for the previous email, the 'if' portions below would be if the project continues to move forward. If there is a resubmittal, staff will advise the applicant we will require the neighborhood meeting and an email containing the information of date/time/location will be sent along with another postcard and poster. Hope that clarifies, if not, please feel free to reach out.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, October 12, 2023 3:20 PM  
**To:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Subject:** RE: Request for neighborhood meeting

Hello,

Thank you again for the email. This is a part of the public record and will be sent to the applicant at the conclusion of this review cycle. Staff will advise if the neighborhood meeting is required and if required another email for the date/time of the applicant's meeting. There would also be another postcard/poster for the site. Please note this is the required process.



**Gabe Sevigny**  
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---

**From:** Felicia Grillo <[feliciagrillo485@hotmail.com](mailto:feliciagrillo485@hotmail.com)>  
**Sent:** Thursday, October 12, 2023 12:40 PM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Request for neighborhood meeting

**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!**

Good Morning Gabe,

Our neighborhood is requesting a meeting with the developer. Here are 19 signatures collected from the neighborhood -requesting a neighborhood meeting. Additionally, you should have received several other emails yesterday and you will be receiving more from our community requesting a neighborhood meeting. I was just given a message from another young woman Brooke T. stating she will attend neighborhood meeting.

Our community (refer to signatures and emails) still stands against the proposed density of this developer. The developer has already taken property from F-5 to RS-5000 and is now requesting to further increase density. When this request was granted from El Paso County Commissioners, they encouraged Mr. Mientka to work with us. We believe a neighborhood meeting would be appropriate.

That being said: neighbors who signed the list requesting the neighborhood meeting asked that I state a few of their concerns in this email.

1. The current information is very misleading. There are many aspects of the proposed rezone and annexation that neighbors are requesting to have explained and elaborated.
2. Would the annexation be by Colorado Springs or Rock Creek Metro Dist?



3. How will the developer deal with the additional crime that density will bring: not a statement-fact. Reference below.

Battin, J.R., Crawl, J.N. Urban sprawl, population density, and crime: an examination of contemporary migration trends and crime in suburban and rural neighborhoods. *Crime Prev Community Saf* **19**, 136–150 (2017). <https://doi.org/10.1057/s41300-017-0020-9>

4. When will an accurate traffic study be conducted?
5. How will roads be changed to accommodate extra vehicle traffic?
6. When will the community be evaluated for safety as we live in a WUI.
7. Has Colorado Springs made the deal to give the developer water?

I am not speaking for anyone-everyone has their individual voice and concern. They asked that I send this information to you for the record.

And for the record, many of our residents are elderly. They do not use the computer nor are they well versed in using their phones for communication. The green card sent out is not enough information and caused great anxiety to many members in our community. To not communicate to each individual at their level is discrimination.

I hope that practices in the future will accommodate all individuals.

Thank you,  
Felicia Grillo

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, October 12, 2023 3:25 PM  
**To:** Debi Frontino  
**Subject:** RE: Rock Creek Mesa Addition

Hello,

Thank you for the email. It is a part of the public record and will be forwarded to the applicant for their opportunity to acknowledge and/or respond. Also, as you have emailed, I will be able to notify you of any future resubmittals, possible neighborhood meetings, or public meetings. Please note, I do not represent the applicant and will be reviewing the project for compliance with criteria of approval for an annexation, 2 zone changes, and a land use plan. This proposal is not an administrative project and will require recommendations of approval from the Parks Board, Utilities Board, Planning Commission, and final approvals from City Council. Please let me know if I can be of further assistance.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

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---

**From:** Debi Frontino <dffrontino9@gmail.com>  
**Sent:** Thursday, October 12, 2023 2:45 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa Addition

**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!**

In regards to Addition/Annexation  
23-0029  
Zone 23-0027  
Map 23-009

Dear sir,

As a resident on Rock Creek Mesa Road I have concerns regarding the amount of residences proposed. As it is now, it is difficult if not dangerous entering Hwy 115 from Pawnee Road. This will add much traffic to an already difficult situation.

If we are evacuated due to a fire, this is the only road out and could cause a traffic build up of residents unable to escape.

Please consider access to safely enter Hwy 115 in your determination of approval of this development.

Thank you,  
Deborah Frontino  
Rock Creek Mesa Rd resident

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Thursday, October 12, 2023 3:20 PM  
**To:** Felicia Grillo  
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**Gabe Sevigny**  
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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, October 12, 2023 12:40 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Request for neighborhood meeting

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Good Morning Gabe,

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Our community (refer to signatures and emails) still stands against the proposed density of this developer. The developer has already taken property from F-5 to RS-5000 and is now requesting to further

increase density. When this request was granted from El Paso County Commissioners, they encouraged Mr. Mientka to work with us. We believe a neighborhood meeting would be appropriate.

That being said: neighbors who signed the list requesting the neighborhood meeting asked that I state a few of their concerns in this email.

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## Sevigny, Gabe G

---

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**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition

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23-0029  
Zone 23-0027  
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Thank you,  
Deborah Frontino  
Rock Creek Mesa Rd resident

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Thursday, October 12, 2023 12:40 PM  
**To:** Sevigny, Gabe G  
**Subject:** Request for neighborhood meeting  
**Attachments:** page 1 annex.jpg; page 2 annex.jpg

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Our community (refer to signatures and emails) still stands against the proposed density of this developer. The developer has already taken property from F-5 to RS-5000 and is now requesting to further increase density. When this request was granted from El Paso County Commissioners, they encouraged Mr. Mientka to work with us. We believe a neighborhood meeting would be appropriate.

That being said: neighbors who signed the list requesting the neighborhood meeting asked that I state a few of their concerns in this email.

1. The current information is very misleading. There are many aspects of the proposed rezone and annexation that neighbors are requesting to have explained and elaborated.
2. Would the annexation be by Colorado Springs or Rock Creek Metro Dist?
3. How will the developer deal with the additional crime that density will bring: not a statement-fact. Reference below.

Battin, J.R., Crowl, J.N. Urban sprawl, population density, and crime: an examination of contemporary migration trends and crime in suburban and rural neighborhoods. *Crime Prev Community Saf* **19**, 136–150 (2017). <https://doi.org/10.1057/s41300-017-0020-9>

4. When will an accurate traffic study be conducted?
5. How will roads be changed to accommodate extra vehicle traffic?
6. When will the community be evaluated for safety as we live in a WUI.
7. Has Colorado Springs made the deal to give the developer water?

I am not speaking for anyone-everyone has their individual voice and concern. They asked that I send this information to you for the record.

And for the record, many of our residents are elderly. They do not use the computer nor are they well versed in using their phones for communication. The green card sent out is not enough information and caused great anxiety to many members in our community. To not communicate to each individual at their level is discrimination.

I hope that practices in the future will accommodate all individuals.

Thank you,  
Felicia Grillo



## Sevigny, Gabe G

---

**From:** Skadi Middleton <skadi.middleton@gmail.com>  
**Sent:** Wednesday, October 11, 2023 12:44 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Rock creek mesa addition no.1 annexation

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!

Thank you for your prompt reply and time spent addressing some of the issues in writing...truly hope for a plan that considers all factors and is right for the overall community and area.

We want to see positive growth and positive impact... and we truly hope COS will consider that this will play into what direction this area goes - for better or worse with any development- our hope is for a major overhaul and improvement from i-25 and Nevada down all the way down to 115 - it it a special and unique niche area that Colorado Springs could really make a wonderful place. And I hope that the community and governing persons can see that too.

Thanks again!  
Skadi

Sent from my iPhone

> On Oct 11, 2023, at 11:18 AM, Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov> wrote:

>

> Hello,

> Thank you for the email, it will be a part of the public record and forwarded to the applicant for their opportunity to respond or acknowledge. Also, as you have emailed me I will be sure to notify you of any future resubmittals, neighborhood or public meetings.

>

> For some specific responses from the planning department, we do not represent the property owner or this private property. The property owner is able to apply for applications, and staff would review the project against any specific criteria for approval. For these applications, that would include criteria for approval for an annexation, 2 zone changes, and a land use plan.

>

> Staff was made aware of the notification that did not include households within 1,000 feet of the southern most portion of the proposal. That has been corrected and the updated postcards are being received. Please note that we are required to send to the property owners listed within the assessor's website, if the unit is a rental, then they would need to verify with a landlord.

>

> My current initial review is currently still open and has not concluded, but I will note that the density is a comment that will be provided for clarification. While the land use plan is indicating a maximum density, the traffic study submitted speaks to a different total unit count, that will need to be addressed.

>

> Please note, that for the fire discussion, City Fire is an outside agency that is required to review the applications. If this proposal is approved, utilities would be extended, at the cost of the developer, to the area that would also provide fire hydrants that would assist fire departments when needed improving the over-all safety in the area. Also, within city limits they would be required to add an over-lay that is the WUI, Wildland Urban Interface Overlay. This overlay requires additional measure of safety that other developments may not require. Also, in order to be able to move forward, Pawnee Road would have to be improved to City Standards then dedicated to the City for maintenance.

>  
> Please let me know if I can be of further assistance.  
>  
>  
> Gabe Sevigny  
> Planning Supervisor  
> Land Use Review Division  
> City of Colorado Springs  
> Office: (719) 385-5088  
> Email: Gabe.Sevigny@coloradosprings.gov  
>  
> Links:  
> Planning & Community Development Home  
> ▪ Please consider the environment before printing this e-mail.  
>  
>  
> -----Original Message-----  
> From: Skadi Middleton <skadi.middleton@gmail.com>  
> Sent: Wednesday, October 11, 2023 10:54 AM  
> To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
> Subject: Rock creek mesa addition no.1 annexation  
>  
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>  
>  
> Mr. Sevigny,  
>  
> I am a resident at 430 Pine Oaks Rd, writing to you in opposition of the proposed development of the Rock Creek Mesa addition number one annexation the record numbers are  
>  
> ANEX-23-0029  
> ZONE-23-0026  
> ZONE-23-0027  
> MAPN-23-0009  
>  
> First and foremost it has been found that not every resident in this small neighborhood has received a notice about this proposal- I believe all residents in this neighborhood WILL be impacted by this possible development, not just those of us closest to the development.  
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> Secondly, we are residential forest, at all times we are at increased risk for fire hazard in this area, increasing the amount of people, waste, foot and car traffic increases our risk of fire tenfold. This places a greater danger to displacing wildlife, to the state park itself, park goes , and the current residents.  
> Not to mention this small neighborhood will be placed at GREAT risk for escape plan if a fire ensues due to traffic leaving a proposed area of up to over 800 units, with minimal evacuation routes. We are talking MORE than 800 people-trying to evacuate one or two routes at best.  
>  
> Third, We are on Rock creek water- we currently are not allowed further water permits in our neighborhood, we have one resident who is unable to build because of this. YET, somehow the city is magically providing water to well over a proposed 800 units in an area just near us. How is this to be done? And will you allow for this current residents and others to now have access to water?  
>

> Other things to consider-

> - I am not a big environmentalist by any means but there has to be an incredibly large negative environmental impact on the area, as wildlife is abundant in that area. Has there been any study done to provide evidence of impact one way or another?

> - what benefits will the city bring to current neighborhoods with this development? There is no financial benefit for current residents with this proposed development, multiple sweeping units will not help our property values. Not to mention we are currently are on septic, and propane, our road leading to our homes is poorly maintained at best with massive potholes- are these luxuries of city sewer, gas and maintained roads something the city will now provide to current residents off pine oaks road?

>

> - why hasn't there been consideration for 2-5 acre parcels for custom homes instead of this gigantic development that is likely condos and or townhomes? A stark contrast to the beautiful landscape of Cheyenne mountain? The city has been going to great lengths to improve south Nevada, and STILL has much work to make it as great as it could be, clean it up and improve its reputation-you have these beautiful homes in broadmoor and broadmoor bluffs, and yet as a city on this side of town, you do not have acreage to build custom homes, (as you have in Monument and pushing east from there).

> Why wouldn't you continue to bring revenue to this side of town as you improve it, with acreage and custom homes, bring wealthy residents to this side of town- where it is absolutely needed. You are actively trying to push out low income and run down houses and building structure and bring in luxury on south Nevada, yet you are now considering 800 plus units to be built, where you could instead easily attract individuals who want to build custom homes on acreage. It seems wise to want to attract the right type of people in order to improve the area that you are trying to improve- otherwise this is all for not.

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> Overall, you can see my feelings are clearly against this current development plan. I sincerely do not think this area can sustain it.

> I would be happy to allow for 2-5 or more acre sites with one single family dwelling on each lot- I believe that growth is needed, in fact, we ourselves bought our home to improve it and have acreage because it was impossible to get into an area of Monument. We are a prime example of the type of people who see an opportunity for this area and believe it's possible and want to see this area grow in a positive way. Yet, with a proposal of over 800 units of condos and townhomes, I do not believe that the city would be taking the area in the right direction if they allowed for this current proposal. That is irresponsible planning for this city and area. It just doesn't make sense in the big picture.

>

> Thank you for your time and consideration, Skadi and Kyle Middleton

>

>

>

>

> Sent from my iPhone

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Wednesday, October 11, 2023 11:19 AM  
**To:** Skadi Middleton  
**Subject:** RE: Rock creek mesa addition no.1 annexation

Hello,

Thank you for the email, it will be a part of the public record and forwarded to the applicant for their opportunity to respond or acknowledge. Also, as you have emailed me I will be sure to notify you of any future resubmittals, neighborhood or public meetings.

For some specific responses from the planning department, we do not represent the property owner or this private property. The property owner is able to apply for applications, and staff would review the project against any specific criteria for approval. For these applications, that would include criteria for approval for an annexation, 2 zone changes, and a land use plan.

Staff was made aware of the notification that did not include households within 1,000 feet of the southern most portion of the proposal. That has been corrected and the updated postcards are being received. Please note that we are required to send to the property owners listed within the assessor's website, if the unit is a rental, then they would need to verify with a landlord.

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Please let me know if I can be of further assistance.

Gabe Sevigny  
Planning Supervisor  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: Gabe.Sevigny@coloradosprings.gov

Links:

Planning & Community Development Home

• Please consider the environment before printing this e-mail.

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

From: Skadi Middleton <skadi.middleton@gmail.com>

Sent: Wednesday, October 11, 2023 10:54 AM  
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
Subject: Rock creek mesa addition no.1 annexation

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!

Mr. Sevigny,

I am a resident at 430 Pine Oaks Rd, writing to you in opposition of the proposed development of the Rock Creek Mesa addition number one annexation the record numbers are

ANEX-23-0029  
ZONE-23-0026  
ZONE-23-0027  
MAPN-23-0009

First and foremost it has been found that not every resident in this small neighborhood has received a notice about this proposal- I believe all residents in this neighborhood WILL be impacted by this possible development, not just those of us closest to the development.

Secondly, we are residential forest, at all times we are at increased risk for fire hazard in this area, increasing the amount of people, waste, foot and car traffic increases our risk of fire tenfold. This places a greater danger to displacing wildlife, to the state park itself, park goers , and the current residents.

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Third, We are on Rock creek water- we currently are not allowed further water permits in our neighborhood, we have one resident who is unable to build because of this. YET, somehow the city is magically providing water to well over a proposed 800 units in an area just near us. How is this to be done? And will you allow for this current residents and others to now have access to water?

Other things to consider-

- I am not a big environmentalist by any means but there has to be an incredibly large negative environmental impact on the area, as wildlife is abundant in that area. Has there been any study done to provide evidence of impact one way or another?

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- why hasn't there been consideration for 2-5 acre parcels for custom homes instead of this gigantic development that is likely condos and or townhomes? A stark contrast to the beautiful landscape of Cheyenne mountain? The city has been going to great lengths to improve south Nevada, and STILL has much work to make it as great as it could be, clean it up and improve its reputation-you have these beautiful homes in broadmoor and broadmoor bluffs, and yet as a city on this side of town, you do not have acreage to build custom homes, (as you have in Monument and pushing east from there). Why wouldn't you continue to bring revenue to this side of town as you improve it, with acreage and custom homes, bring wealthy residents to this side of town- where it is absolutely needed. You are actively trying to push out low income and run down houses and building structure and bring in luxury on south Nevada, yet you are now considering

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Thank you for your time and consideration, Skadi and Kyle Middleton

Sent from my iPhone

## Sevigny, Gabe G

---

**From:** Skadi Middleton <skadi.middleton@gmail.com>  
**Sent:** Wednesday, October 11, 2023 10:54 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock creek mesa addition no.1 annexation

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Thank you for your time and consideration, Skadi and Kyle Middleton

Sent from my iPhone



## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Wednesday, October 11, 2023 9:16 AM  
**To:** Felicia Grillo  
**Subject:** RE: Rock Creek Mesa

The applicant is aware that the postcards are updated and we will be allowing more time, but I do have to keep the date the same as the is when I need to send this review back to the applicant. Again, that date does not mean that the public comments will not be received. I will continue to process and update. I have also notified that a neighborhood meeting may be required. Again, if you do have neighbors that you are speaking for, they need to reach out as well. Currently the only request for a neighborhood meeting is coming from one neighbor. That may be handled with a direct phone call with the applicant. Let me know if you have any additional questions.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**  
[Planning & Community Development Home](#)

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---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Tuesday, October 10, 2023 5:23 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa

**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 Mr. Sevigny,

The rest of us received our post cards today...the Comment date is still October 16th. Were you going to extend that date?

Thank you,

Felicia Grillo

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Tuesday, October 10, 2023 5:23 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa

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Thank you,

Felicia Grillo

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Tuesday, October 10, 2023 8:31 AM  
**To:** christian huber  
**Subject:** RE: Rock Creek Mesa

Hello,

Thank you for the email. It will be a part of the public record and forwarded to the applicant for their opportunity to respond. As the planner for the project, I am reviewing the project to verify if the Criteria of Approval for an annexation, zone change, and land use plan are met. There are additional agencies that also review such as, but not limited to, fire, CSU, Stormwater Enterprise, Engineering, Traffic, etc. If/When all departments have no further comments, the project may be scheduled for public hearing. The link on the post card will bring you to our webpage that allows you to review all the associated documents. Please note this is only the first review, and since you have emailed, I will notify you of any future resubmittals. Let me know if I can assist you any further.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

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---

**From:** christian huber <[green2delta@gmail.com](mailto:green2delta@gmail.com)>  
**Sent:** Monday, October 9, 2023 5:17 PM  
**To:** Sevigny, Gabe G <[Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)>  
**Subject:** Rock Creek Mesa

**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!**

What is going on with the development up here? It seems like this guy Terry wants to destroy our community and the government wants to help him. I know he has a right to build but what the hell. Please let me know anything you might know thank you.

## Sevigny, Gabe G

---

**From:** christian huber <green2delta@gmail.com>  
**Sent:** Monday, October 9, 2023 5:17 PM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa

**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!**

What is going on with the development up here? It seems like this guy Terry wants to destroy our community and the government wants to help him. I know he has a right to build but what the hell. Please let me know anything you might know thank you.

## Sevigny, Gabe G

---

**From:** Sevigny, Gabe G  
**Sent:** Friday, October 6, 2023 1:32 PM  
**To:** Felicia Grillo  
**Subject:** RE: Rock Creek Mesa

Hello,

Thank you for the email. The email is a part of the public record and will also be sent to the applicant for their opportunity to acknowledge or respond. The question about unit count will be requested by staff for clarification as well. For the process of applications, since this is an Annexation, 2 Zone change requests, and a Land Use Plan, they would all be on the same public hearing meeting and final decisions made at the same meeting. While there would be one presentation at the hearing, the file number would have to be read into the record in order with the annexation being first, then the zone changes, and finally the land use plan. Hope that helps. Let me know if I can be of further assistance.



**Gabe Sevigny**  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5088  
Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

 *Please consider the environment before printing this e-mail.*

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, October 6, 2023 11:25 AM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
**Subject:** Rock Creek Mesa

**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!**

Good Morning Mr. Sevigny,

In speaking with some of the residents this morning, they wanted to pass along something about numbers:

125 single family homes, 175 duplexes, 100 townhomes...actually equals 575 dwellings...as duplexes are 2 dwellings. I didn't catch that (:

They want to be sure this is clarified as it changes everything regarding density, traffic studies, and fire evacuation.

Also, when an applicant is asking for multiple things at once, as in this case, R-Flex M, annexation, and the other thing...how does that work? Is everything decided at one meeting or do things get broken down into different dates and council meetings?

Thank you,

Felicia Grillo

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Friday, October 6, 2023 11:25 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa

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Thank you,

Felicia Grillo

## Sevigny, Gabe G

---

**From:** Felicia Grillo <feliciagrillo485@hotmail.com>  
**Sent:** Wednesday, October 4, 2023 9:37 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition No. 1 Annexation

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Good morning Mr. Sevigny,

Regarding RCM Addition No 1 Annexation:

I am a resident in the community associated with this project.

I have a few questions now and I'm sure I will have more as this project progresses.

1. Will you please confirm the name of applicant? The schedule number associated with the property states the owner of the property is City of Colorado Springs.

Who is the applicant?

Is that correct, is the property owned by City of Colorado Springs?

2. The property identified, per El Paso County Assessor is 53.72 acres. The annexation request is 110 acres. Where is the other 46.28 acres?

3. Is the other 46.28 the TOPS property?

4. Is this associated with Rock Creek Metropolitan District in anyway?

5. What is the purpose of the annexation? If the current 53.72 acres is owned by the City of Colorado Springs, is the property in fact, in Colorado Springs or are the boundaries El Paso County?

I believe a correct map inclusive of all 110 acres would be required to be given to residents and if you can, I would appreciate an email with the correct map to include all 110 acres being requested to be annexed.

Thank you,

Felicia Grillo  
Rock Creek Mesa Resident



## Sevigny, Gabe G

---

**From:** Elizabeth McCowen <allmonelizabeth15@gmail.com>  
**Sent:** Monday, October 2, 2023 10:46 AM  
**To:** Sevigny, Gabe G  
**Subject:** Rock Creek Mesa Addition No. 1

**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 received a green card in the Mail today regarding annexation and building on land by me. We had been told when Mr. Meankia came in to have annexation an building of 262 homes (now 500 +) that there could no longer be any more water coming to this area. Did this change again without us being notified? We are now looking at our country homes being surrounded by 800 more homes and the wild lands being taken apart.

The Fire danger will be even more severe than it was before. When we had a fire it took us 45 minutes to just get to HWY 115.

There are so many things about this that is not right and letting him come in with even more homes is wrong and not letting us know sooner is wrong. Now you are giving him more water and more ability to ruin our area and take away our wildlife just because is horrible. I hope you don't take away the Bald eagles like you are taking away everything else.

Please respond to this and please listen to what everyone will be saying this time and not like the other meetings we have been too,

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