



THE PLANNING & DEVELOPMENT DEPARTMENT APPEAL TO CITY PLANNING COMMISSION

Complete this form if you are appealing an **Administrative** decision to City Planning Commission.

APPELLANT CONTACT INFORMATION:

Appellants Name: Tin Can Granny's LLC, Ross W. Goetsch/Peacock LLC, Clinger Telephone: 719-359-0034
Address: 8254 Crown Ln. City Colorado Springs
State: CO Zip Code: 80924 E-mail: peacockranchprop@yahoo.com

PROJECT INFORMATION:

Project Name: West Creek III at Wolf Ranch
Site Address: Old Cowpoke Rd at Tutt Blvd.
Type of Application being appealed: Administrative Decision of Approval
Include all file numbers associated with application: AR PUD 06-00515 - AIMN17, AR FP 17-00331
Project Planner's Name: Daniel Sexton
Hearing Date: _____ Item Number on Agenda: _____

YOUR APPEAL SUBMITTAL SHOULD INCLUDE:

1. Completed Application
2. \$176 check payable to the City of Colorado Springs
3. Appeal Statement.
 - See page 2 for appeal statement requirements.

Submit all 3 items above to the Land Use Review office (30 S Nevada, S). Appeals are accepted for 10 days after a decision has been made. Submit due date of the appeal. Incomplete submittals, submittals received after 5p are not accepted.

If you would like additional assistance with this application or would like to speak with an outreach specialist, contact Katie Sunderlin at sunderka@springsgov.com



APPELLANT AUTHORIZATION:

The signature(s) below certifies that I (we) is(are) the authorized appellant and that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I(we) familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this petition. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval.

Ross W. Clinger operation, for Tin Can Granny's LLC
AND Goetsch Peacock LLC. Ross W. Clinger
Ross W. Clinger AS
Signature of Appellant [Signature] Date March 5th 2018

CPC APPEAL OF ADMINISTRATIVE DECISION

March 5, 2018

APPEAL OF ADMINISTRATIVE DECISION
To
City of Colorado Springs Planning Commission

March 5, 2018

Planning Commission
City of Colorado Springs
C/O Daniel Sexton
Planning and Community Development Land Use Review
30 S. Nevada Ave Suite 301
Colorado Springs, CO 80903

Regarding: Appeal of Administrative Decision to Approve
AR PUD 06-00515-A1MN17 – Minor Amendments to Westcreek 111 at
Wolf Ranch
AR FP 17-0331 – Final Subdivision Plat

Dear Mr. Sexton,

The following interested parties file this NOTICE OF APPEAL in accordance with The City of Colorado Springs Municipal Code 7.5.906.

Goetsch/Peacock LLC, 8254 Crown Ln. Colorado Springs, CO 80924

Tin Can Granny's LLC, Colorado Springs, CO 80924

Ross W. Clinger (individual) 8254 Crown Ln., Colorado Springs, CO 80924

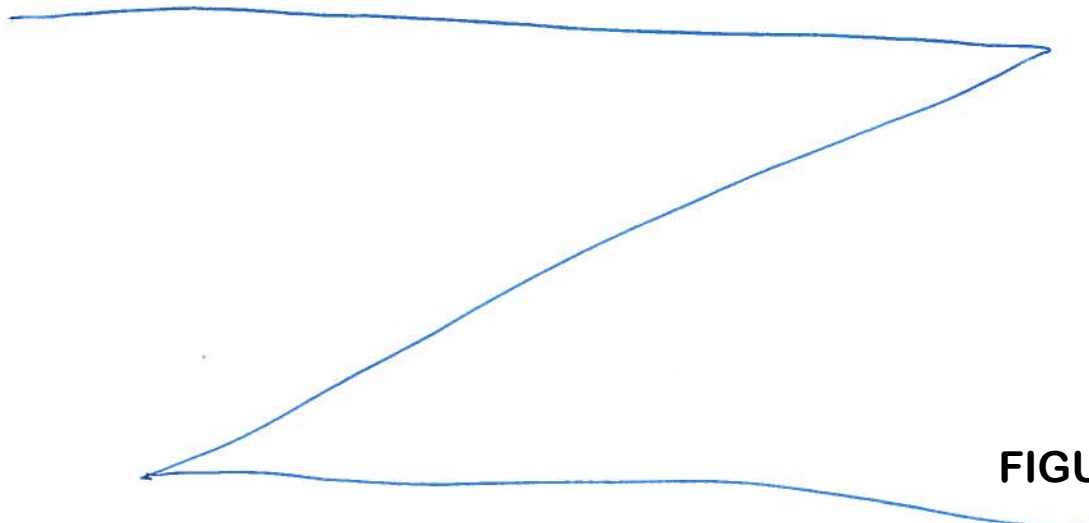


FIGURE 3

A brief history:

The above named appellants first learned of the 1900 acre Wolf Ranch Community Development on or about 2002. At that time, Nor' wood's Wolf Ranch published a master plan that has been amended numerous times.

The Appellant's properties consists of about 91 acres and is surrounded on three sides by the Wolf Ranch projects. Early on and continuously since then, we have voiced our concerns regarding Tutt Blvd. and the disproportionate amount of cost and burden pushed onto the Peacock Ranch.

Tutt Blvd. as we understood, was planned to share our east and north property boundary but later as it evolved we learned that the Peacock Ranch would be required to build more than three fourths of Tutt Blvd, from our northwest corner to our southeast corner. The cost and burden is far greater to the Peacock Ranch, than appropriate. The Peacock Ranch east property line is 2600' (feet) and the north boundary is 1320' (feet) which totals 3900' +/- (feet), of which more than ¾ of Tutt Blvd. would be required to be placed of its entirety on to the Peacock Ranch. Just last week, Appellant learned at a meeting with city planner Daniel Sexton that the required right of way for Tutt Blvd. per city streets department, would be 180' (feet) wide. This would mean that the required amount of property from Peacock Ranch would have to contribute and build would be far greater than we were originally told. Keeping in mind, Peacock Ranch and Tin Can Granny's properties only total 91 acres. We are now learning that we would be required to put forth 12-15% of our property for Tutt Blvd. alone.

Over time, Wolf Ranch proposed different variations of their various development plans that were approved and not built. In May/June 2017 Nor' wood proposed yet another amendment. On June 23, 2017 Appelleant filed our 23 page objections to the Minor Amendments and Final Subdivision Plat for West Creek III (which has never been addressed by Wolf Ranch)(copy enclosed as Appellant exhibit A). Within that objection, appellant proposed (for the good of the larger community) that Wolf Ranch Developers realign Tutt Blvd. to the east side of West Creek III and proceed over to the new D-20 K-12 school campus where a larger influx in volume of daily to/from school traffic would benefit. This realignment from Cowpoke Rd northeast should be done and would only require Wolf Ranch to build 1300' +/- (feet) of Tutt Blvd, soley onto their property which would to better serve the Wolf Ranch subdivision and surrounding areas.

Administrative decision is incorrect and unreasonable and should be over turned and reversed for the following reasons

- a.** because it places a disproportionate and financial burden on to the Peacock Ranch family and properties.
- b.** The current proposed alignment of Tutt Blvd. would put that roadway 10/12 feet higher on Wolf Ranch property making future completion of the

(3)

CPC APPEAL OF ADMINISTRATIVE DECISION

March 5, 2018

remaining roadway on Peacock Ranch impractical and more financially burdensome.

- c. Development of the Peacock Ranch is not likely to happen in the foreseeable future.
- d. For six plus decades, the Peacock families have had the use of old Cowpoke Rd and bridge/crossing over Cottonwood Creek. Because of the upstream development that is and has been producing developed flow storm waters off of Wolf Ranch subdivision properties, these DFSW's have caused increased deterioration of the abutments under the old Cowpoke bridge #3 that was built in 1974. These bridge abutment repairs were done by the PPRTA in 2009 and again after the August 22, 2014 heavy rain event. The latest repairs have not lasted even 3 years because of the continued DFSW's from Wolf Ranch subdivisions to the north. (footnote) We have to add THAT these developed flow storm waters are in direct violation of the city of Colorado Springs (MS41) (permit No. COS-000004.) Obtained from the State of Colorado for the Waters of Colorado, as per United States of America and the State of Colorado Federal lawsuit as Plaintiffs V. The City of Colorado Springs, CO (as defendants) (case no. 1:16-cv-02745)
- e. In the past, Wolf Ranch owners have repeatedly said that they should not have to contribute financially to the future Tutt crossing over Cottonwood Creek, which is a replacement bridge for the current deteriorating old Cowpoke Crossing. Because Wolf Ranch (DFSW's) is in fact, the major contributor to the deterioration of the old Cowpoke crossing abutments, they should be required by the City of Colorado Springs to contribute financially on a pro-rata per acre basis like all other subdivisions of undeveloped and or to be redeveloped properties are required to do.

WHEREFORE: The Appellant's pray for the Planning Commission to **reverse administrative approval** of the AR PUD 06-00515 Minor Amendments And AR FP 17-00331 Final Subdivision Plat for West Creek III at Wolf Ranch and the current proposed alignment of Tutt Blvd.

Respectfully submitted by:

Ross W. Clinger
719-502-5556
719-359-0034

Operations Manager for
Tin Can Granny's LLC

Goetsch/Peacock LLC peacockranchprop@yahoo.com

Ross W. Clinger As Individual March 5th 2018

MARCH 5th 2018

June 23rd 2017
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)
And
Tin Can Granny's LLC (TCG's)
8254 Crown Lane
Colorado Springs CO. 80924

(Appellant Exhibit A) RECEIVED

JUN 23 2017

LAND USE REVIEW

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

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

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

Greetings Mr. Sexton,

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

For the following reasons:

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

The Tutt Blvd. Crossing over Cotton Wood Creek (CWC) starting on the South side of (CWC) at the Completed New Cowpoke Rd. and the, DEAD END of the currently Built Tutt Blvd. (TB) and extended north/easterly (NE) through City of Colorado Springs properties, some of which is already set aside By Warranty Deed from Dave Keller's (KF-103), then (NE) across newly Gifted/deeded (re,# 214045953) Road Way via Special Warranty Deed; David D. Jenkins to City of Colorado Springs (24th April 2014) The OLD COWPOKE Rd. then entering and crossing David Jenkins Properties AKA West Creek 111 at Wolf Ranch to A point where the newly proposed aerial Pedestrian bridge and New south/west bound down hill (12" waste water line) are Proposed/planned to both service the nearly 100 acre (K-12, D-20 School Campus) AND other Properties to the North about A mile or more, of the Newly Proposed Eastern Extension of Research Park Way also Proposed to Accommodate the New (K-12, D-20 School Campus) This proposed (CWC) crossing is currently located in the narrowest portion of (CWC) and could be completed via A Box Culvert wide enough to take care of any utilities, Pedestrian and or other trial/bike traffic etc. after crossing (CWC) The Newly Aligned Tutt Blvd, would have A number of accesses to the D-20 School Campus, then on ward to Research Park Way taking the

23 TOTAL PAGES
INOTED

FIGURE 3

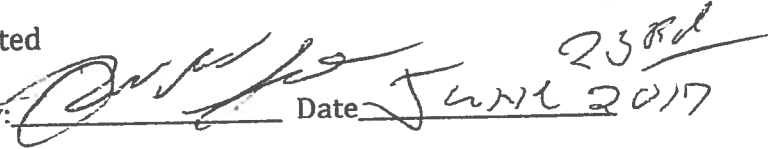
place of Proposed City Collector Wolf Valley Dr. where it connects with Newly Proposed easterly extension of Research Park Way,

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

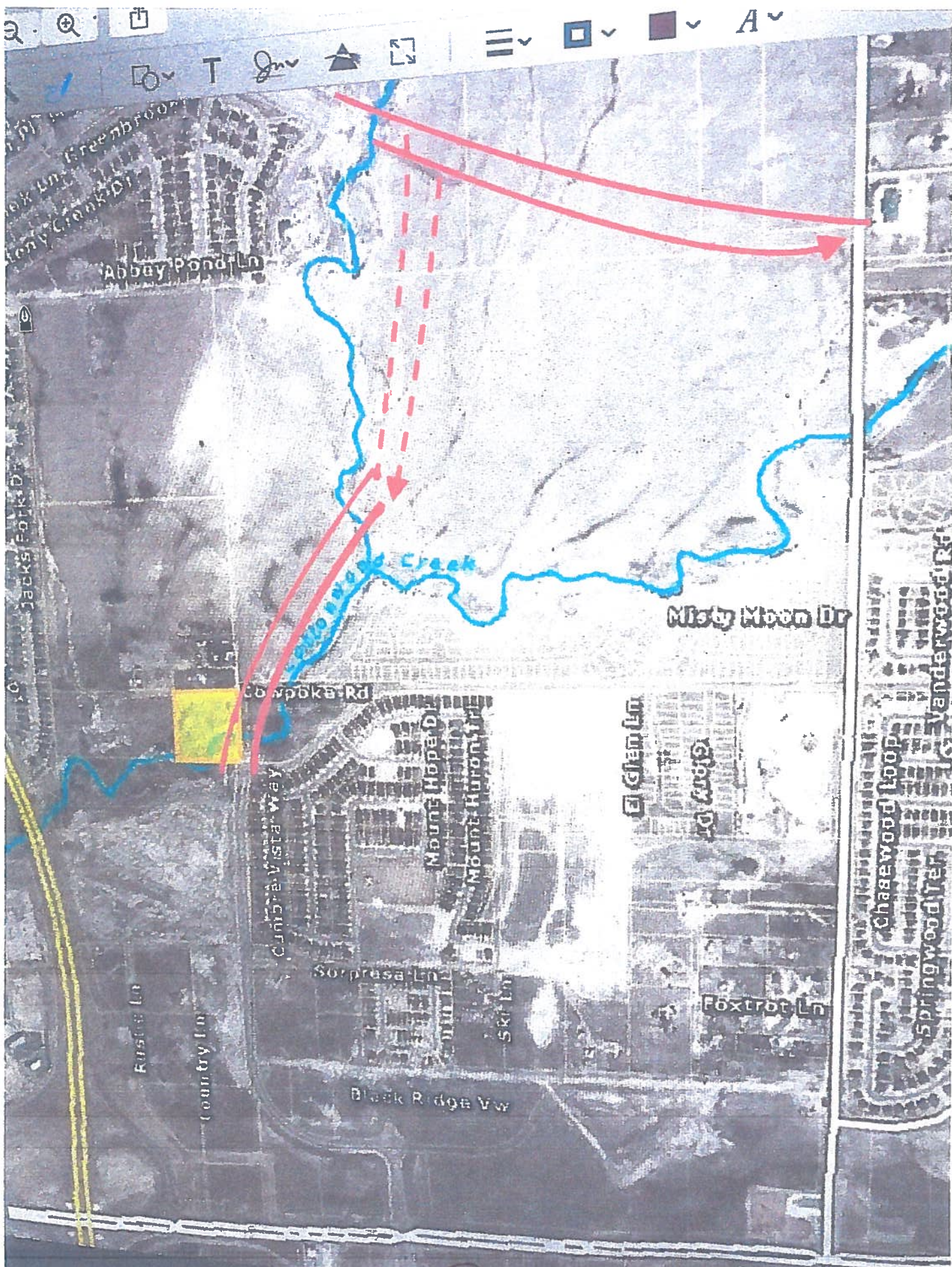
This Newly Proposed Alignment of Future Tutt Blvd., Yes we know that Tutt Blvd. is not on the Wolf Ranch proposed plans but it should be. To handle the influx in traffic to all other road ways in the vicinity of the corresponding and currently proposed nearly (100acre) D-20 K-12 School Campus that has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

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

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

Ross W. Clinger By:  Date June 23rd 2017
719-502-5556
719-359-0034
Operations Manager
for
Tin Can Granny's LLC (TCG's)
and
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)
peacockranchprop@yahoo.com
Tin Can Granny's LLC (TCG's)
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)
Additional inner twined Enclosures added/ here from May 23rd and May 30th

2



3

FIGURE 3



FIGURE 3

COLORADO SPRINGS

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

REPOSTED
06/19/2017
US POSTAGE \$000.46



ZIP 80908
94142502774

GOETSCH PEACOCK LLC
8254 CROWN LN
COLORADO SPRINGS, CO 80924

8092435208 R098



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

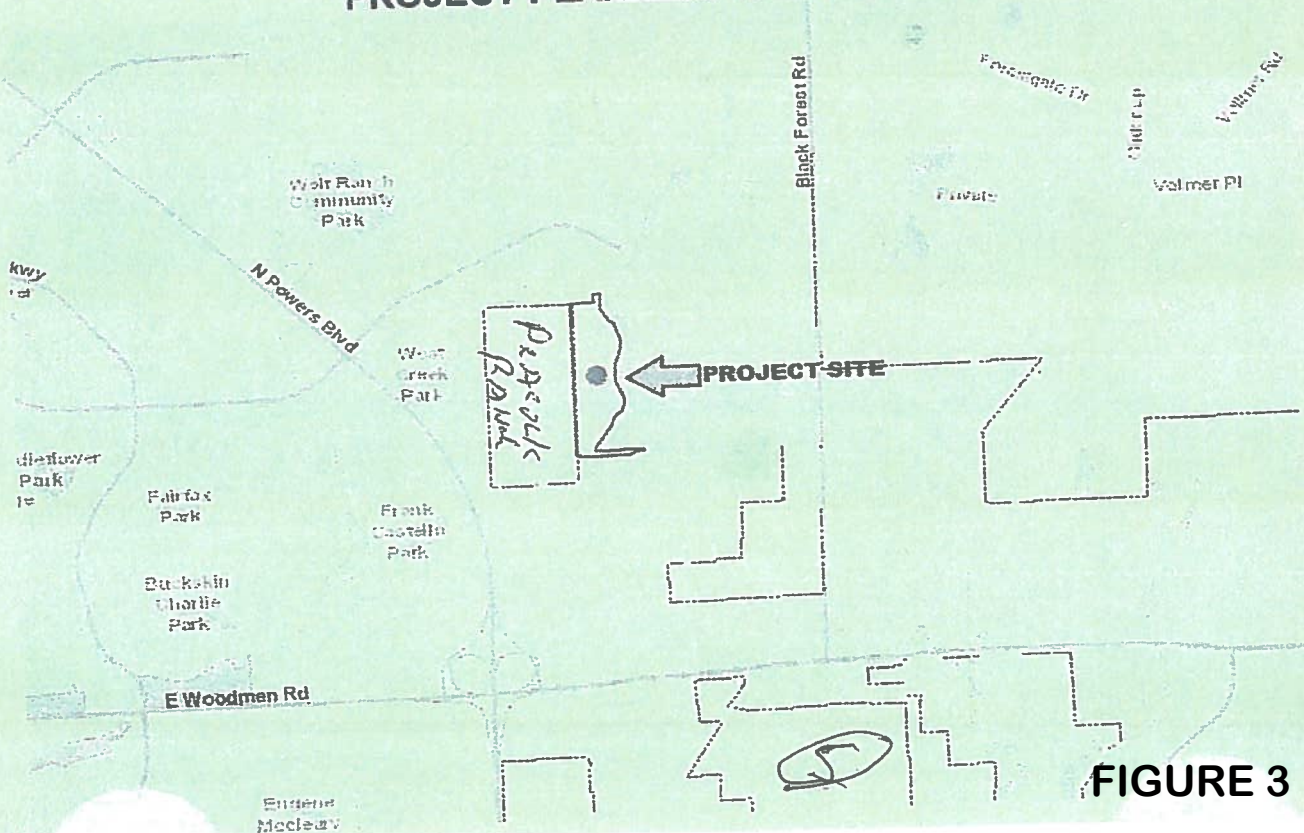


FIGURE 3



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

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

PUBLIC NOTICE

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

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

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

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

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

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

APPEAL INSTRUCTIONS



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

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

RECEIVED

MAY 30 2017

LAND USE REVIEW

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

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

Greetings,

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

For the following reasons:

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

Enclosures:

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

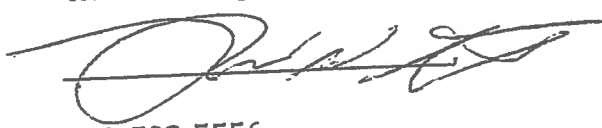
P.I

FIGURE 3

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

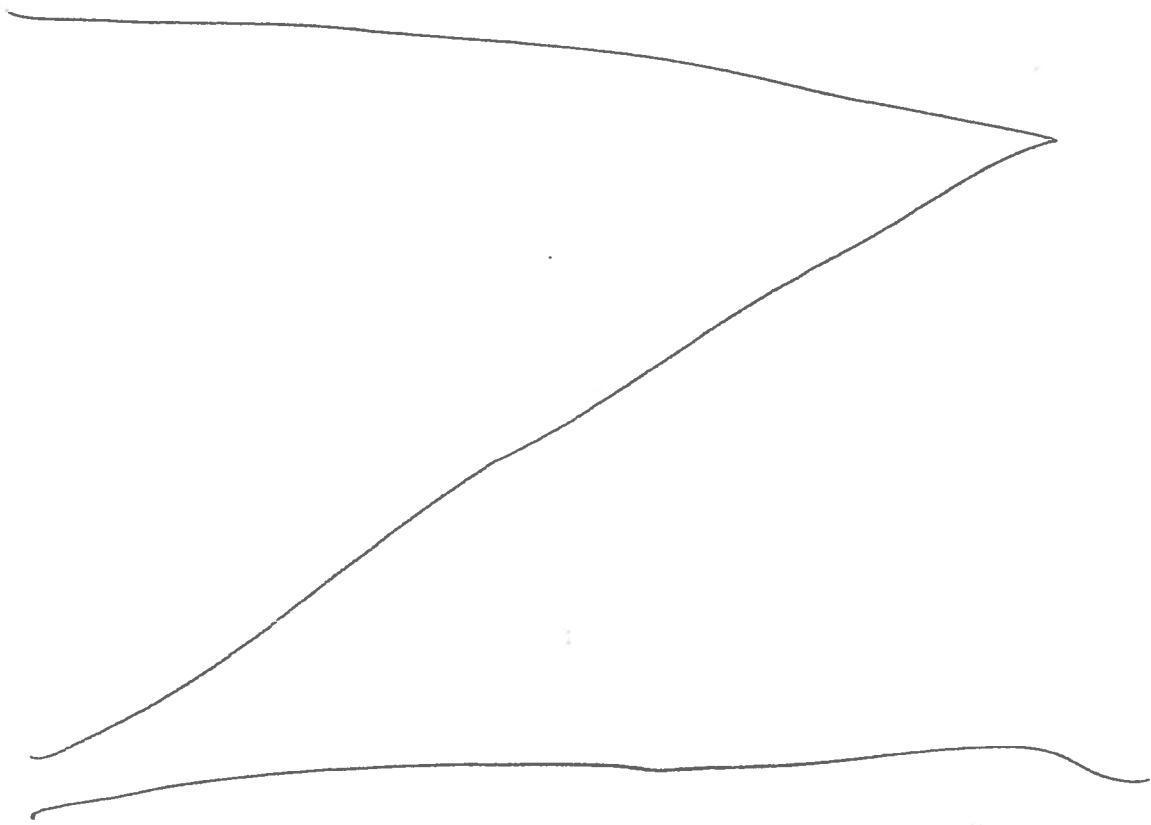
Are Respectfully Submitted
This 30th day of May 2017

By
Ross W. Clinger



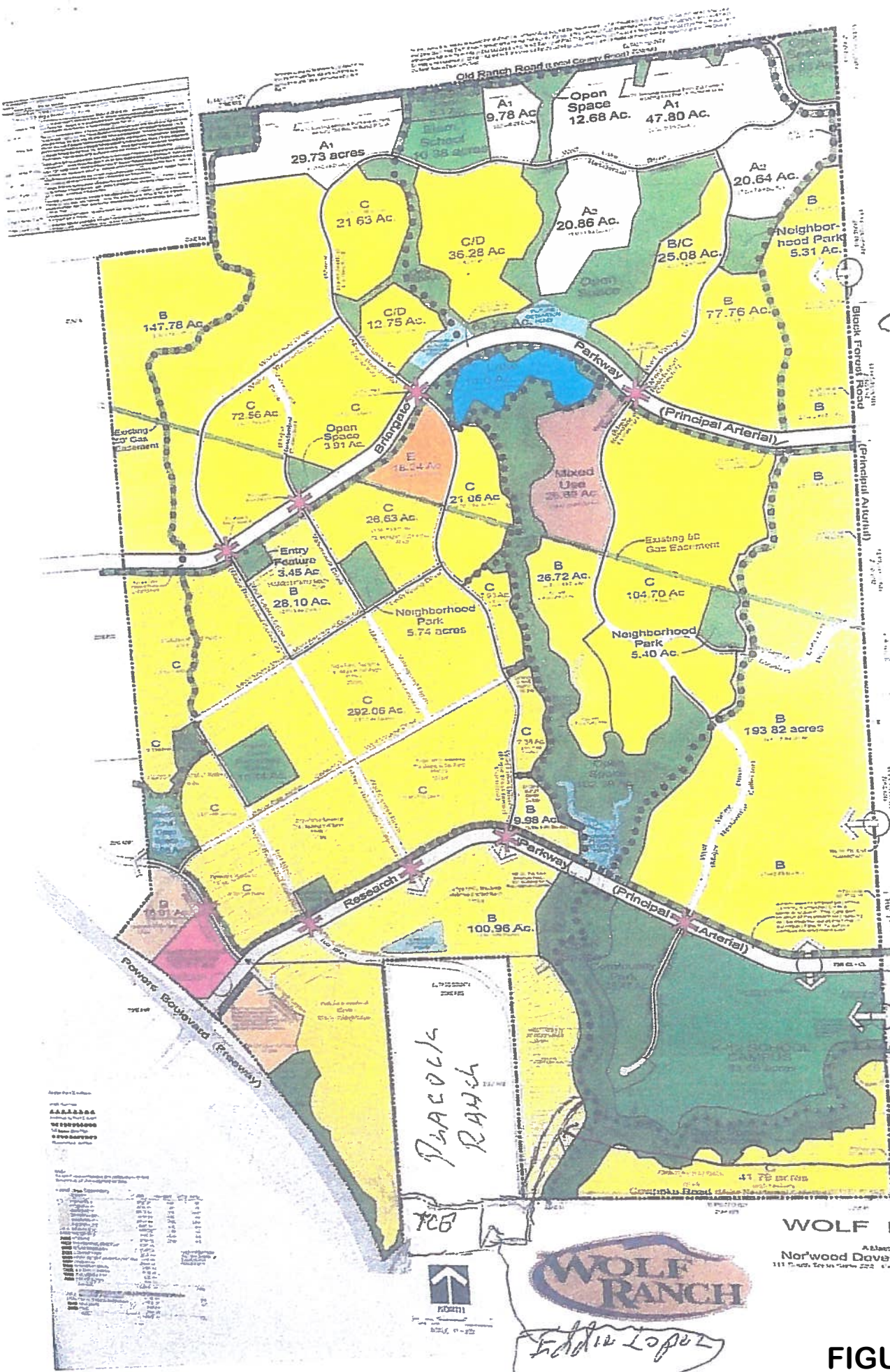
5-30-17

719-502-5556
719-359-0034
peacockranchprop@yahoo.com
Operations Manager
For
Tin Can Granny's LLC (TCG's)
And
Goetsch Peacock LLC
Historic Peacock Ranch (HPR)



P. 2

FIGURE 3



Legend

A1 29.73 acres
 A2 20.86 Ac.
 A3 47.80 Ac.
 A4 20.64 Ac.
 B 147.78 Ac.
 B/C 25.08 Ac.
 B1 77.76 Ac.
 B2 193.82 acres
 C 21.63 Ac.
 C/D 36.28 Ac.
 C1 12.75 Ac.
 C2 72.56 Ac.
 C3 28.63 Ac.
 C4 292.06 Ac.
 C5 7.34 Ac.
 C6 9.98 Ac.
 D 18.04 Ac.
 E 21.06 Ac.
 F 26.72 Ac.
 G 104.70 Ac.
 H 47.75 acres

(Exhibit A)

*New Proposed
In the block to D-20-5000s*

*TRACOK'S
RANCH*

TCB



Edwin Lopez

Master Plan
WOLF RANCH
 A Master Plan prepared by
Norwood Development Group
 111 E. 1st St., Suite 202, Phoenix, AZ 85001

FIGURE 3



FIGURE 3

COLORADO SPRINGS

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

GOETSCH PEACOCK LLC
8254 CROWN LN
COLORADO SPRINGS, CO 80924

8092435208 R098

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

Project Planner: Katie Carleo

Fellicia Lopez Profferts

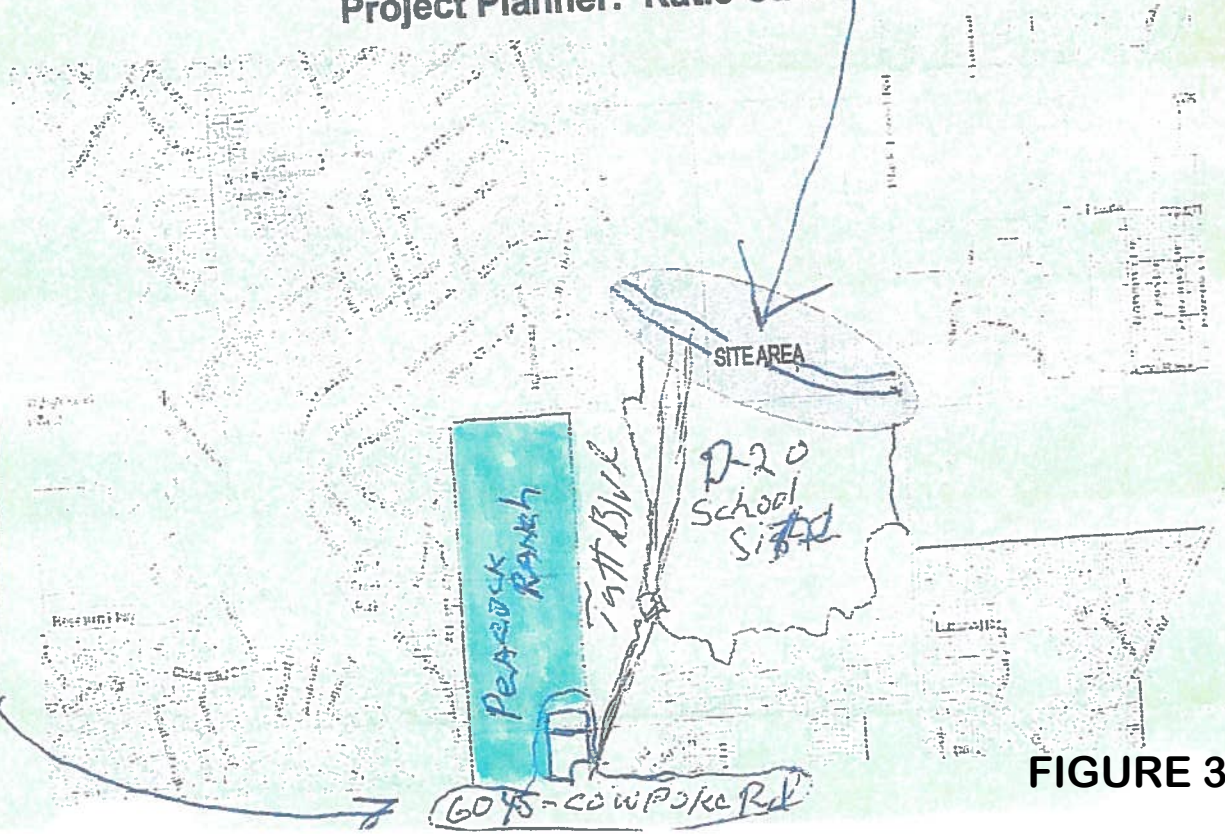


FIGURE 3



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

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

PUBLIC NOTICE

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

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

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

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

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

APPEAL INSTRUCTIONS

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

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

(Exhibit C)

RECEIVED

MAY 23 2017

LAND USE REVIEW

Subject: City Planning File #'s below
(File No. AR PUP 17-00265:)
(File No. AR PUP 17-00267:)
(File No. AR FP 17-00268:)
Objection To Approvals

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

Greetings,

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

For the following reasons:

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

P. I

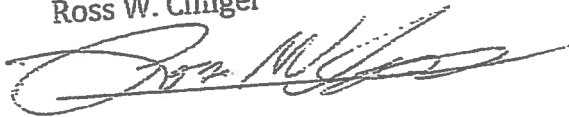
only problem is there is now A New Subdivision Called Remington At Wolf Ranch Yes Approved by the city not requiring Odvious Changes to the North West side of that (VARY DANGEROUS) Intersection, Busses Can't Cars Can't Make A safe Right turn on to Cowpoke Rd. Nor Can they make A Safe North bound turn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

Our Objection remains Not Adiquite Safe Roadways.

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

Respectfully Submitted
This 23rd of May 2017

By
Ross W. Clinger



719-502-5556

719-359-0034

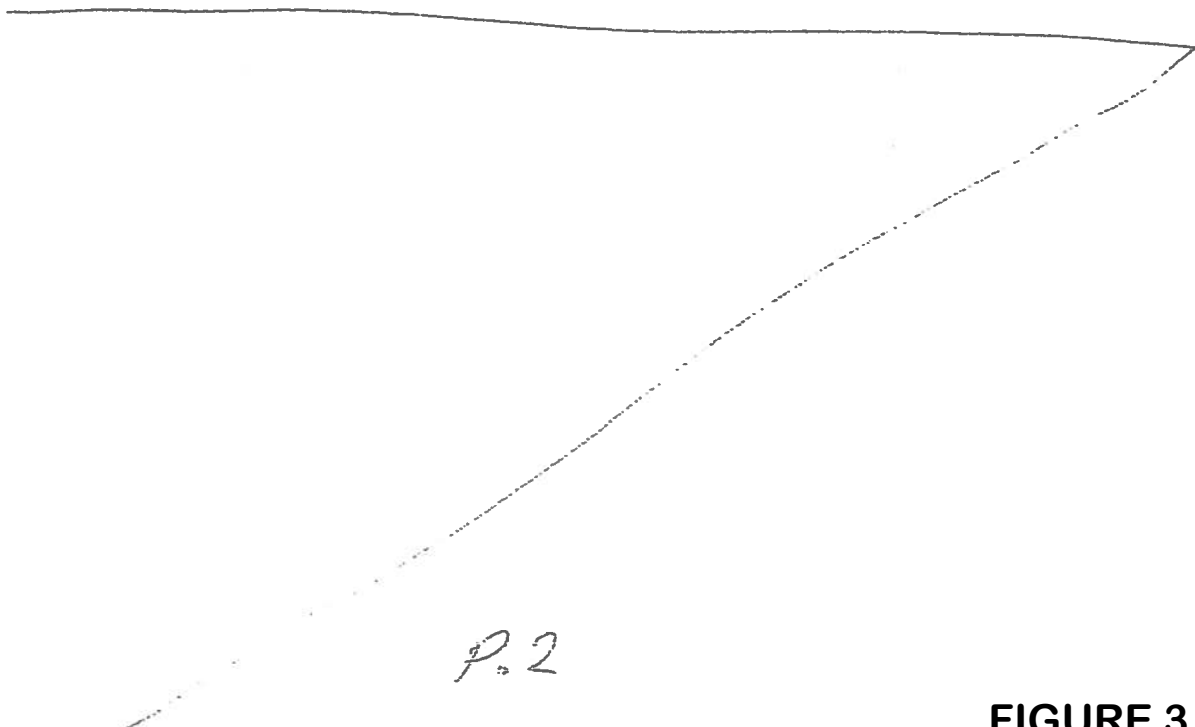
peacockranchprop@yahoo.com
Operations Manager

For

Tin Can Granny's LLC (TCG)

And

Goetsch Peacock LLC
Historic Peacock Ranch



P. 2

COLORADO SPRINGS

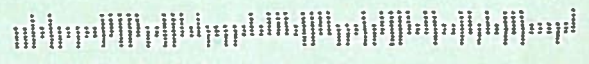
Planning and Community Development
Land Use Review
30 S Nevada Suite 105
PO Box 1575, MC 155
Colorado Springs, CO 80901-1575

request
754 1234567
US POSTAGE \$000.46
ZIP 80901
9412 123456789

J

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

8092485208 ROSS



Vicinity Map for D20 Elementary School at Wolf Ranch

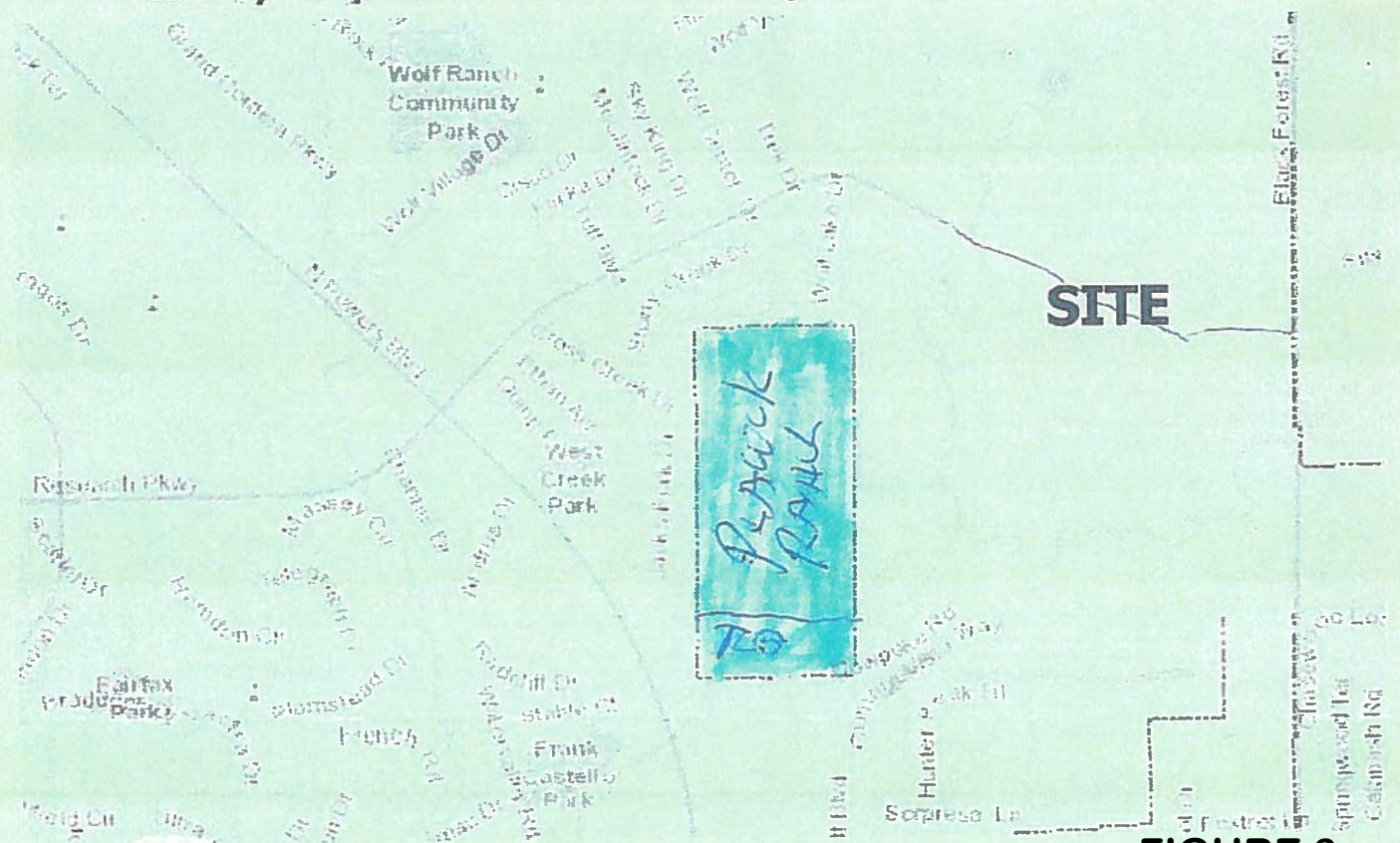


FIGURE 3



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

Reviewing Planner:
Catherine Carleo
kcarleo@springsgov.com
719.385.5060

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

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

PUBLIC NOTICE

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

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

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

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

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

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

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

APPEAL INSTRUCTIONS

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

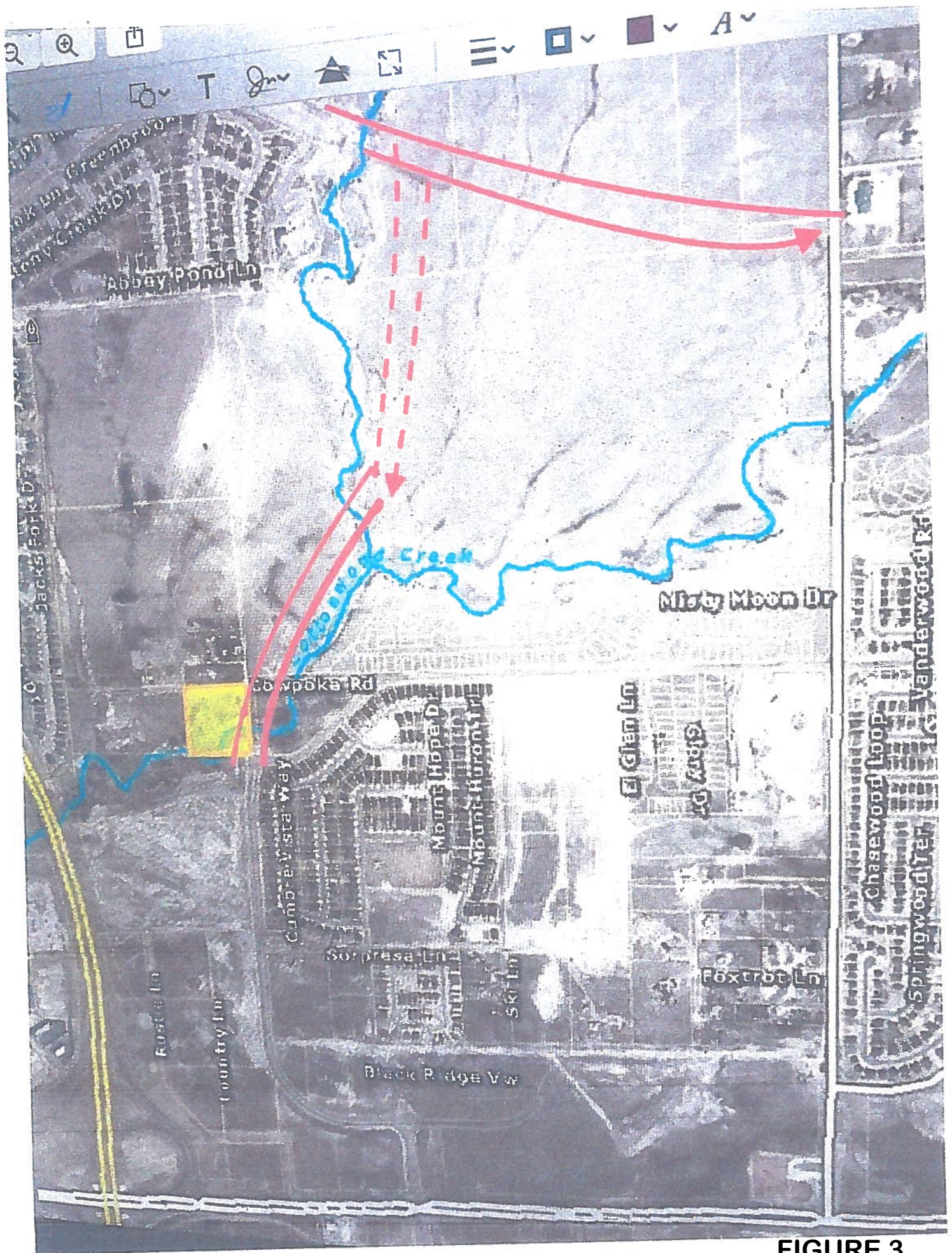


FIGURE 3



Internal Review Poster

CITY PLANNING - PUBLIC NOTICE

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

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

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

KATIE CARLEO AT 385- 5060

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

AR FP 17-00273

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

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

FIGURE 3



FIGURE 3



N. Row Research

FIGURE 3



FIGURE 3

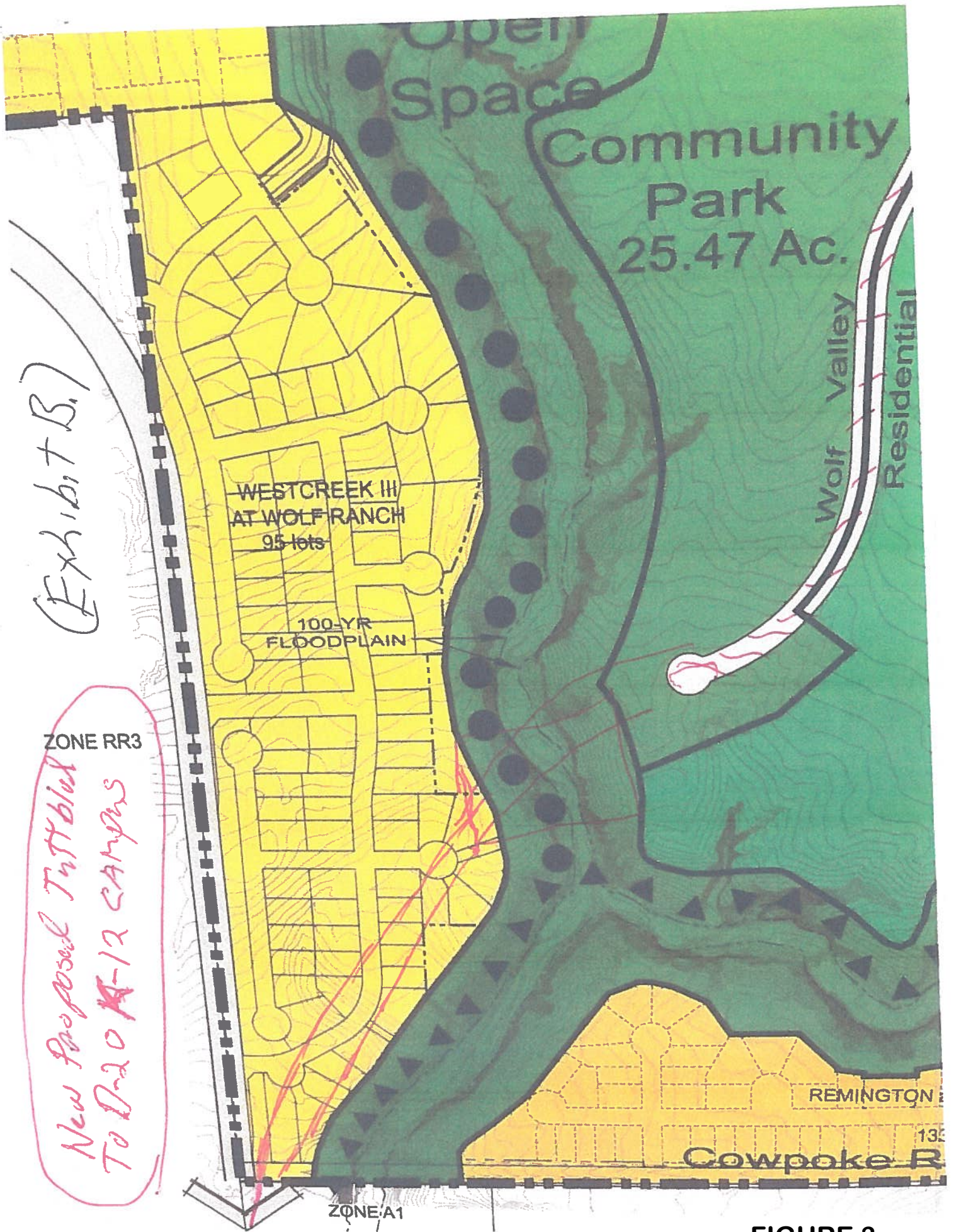
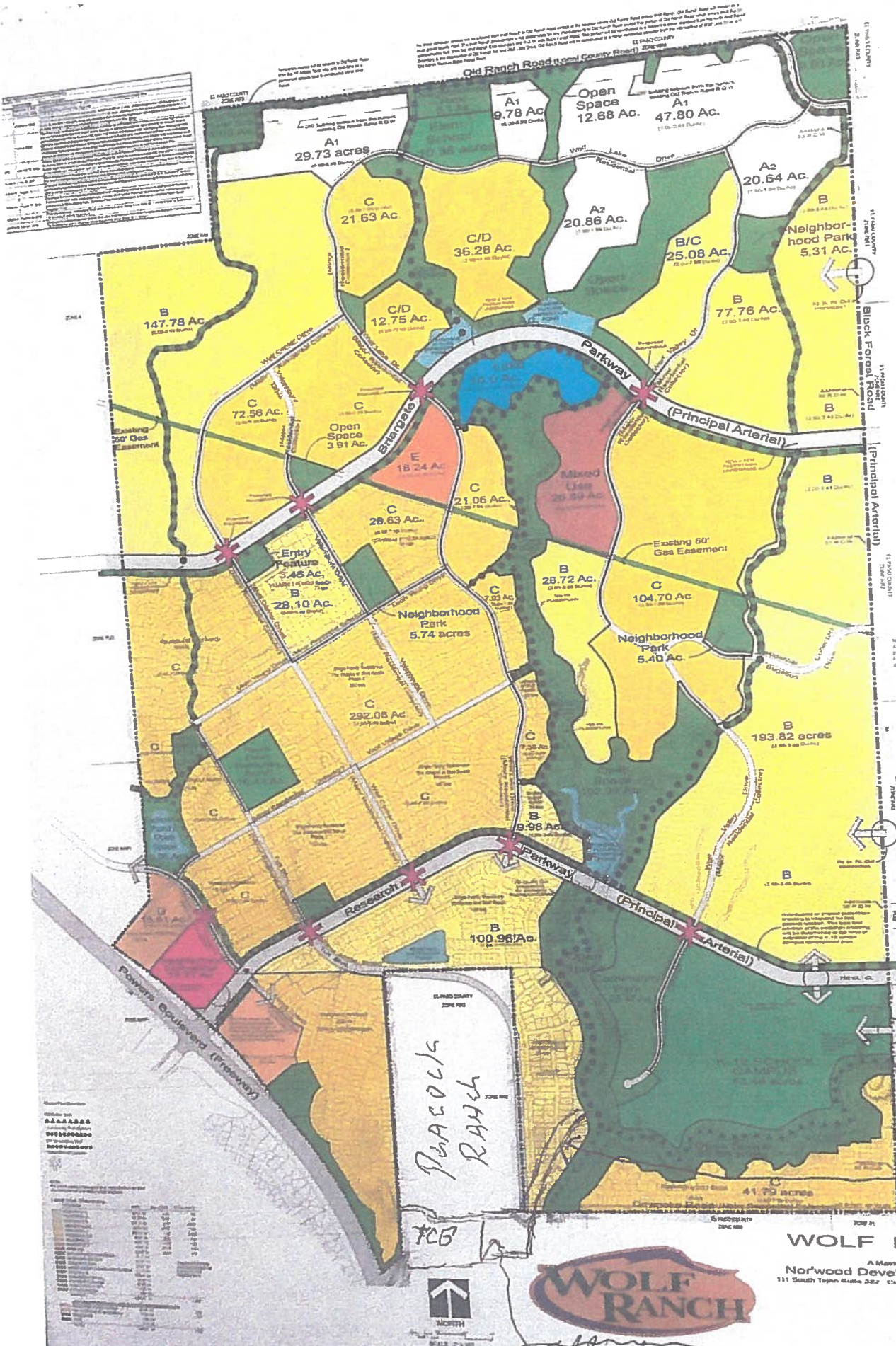


FIGURE 3



*New Proposed
 In TC Blvd to D-20-Schools*

*PLACOL'S
 RANCH*

TCB



Eddie Lopez

Master Plan
WOLF RANCH
 Colorado Springs, CO
 A Master Planning Community by
Norwood Development Group
 131 South Tejon Street, Suite 202, Colorado Springs, CO 80902

FIGURE 3



City of Colorado Springs Planning Department Fee Receipt

[Return to Worksheet List](#)

Application	Department	Amount	Applicant AnnexDisc
Appeal of Administrative Decision	Land Use Review	\$176.00	
Total Fees		\$176.00	

Planner:	Sue Matz
Date:	3/5/2018
Intake Staff:	Sue Matz
Receipt Number:	30812
Check Number:	4021
Amount:	\$176.00
Received From:	Christine Goetsch



CITY OF COLORADO SPRINGS

City of Colorado Springs Planning Department Fee Receipt

[Return to Worksheet List](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Appeal of Administrative Decision	Land Use Review	\$176.00		
Total Fees		\$176.00		

Planner:	Sue Matz
Date:	3/5/2018
Intake Staff:	Sue Matz
Receipt Number:	30812
Check Number:	4021
Amount:	\$176.00
Received From:	Christine Goetsch