

**From:** dgeannie <dgeannie@centurylink.net>  
**Sent:** Saturday, July 28, 2018 7:01 PM  
**To:** Thelen, Lonna  
**Subject:** <No Subject>

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I have the following comments.

1. Will this project access to Canyon Wren bring down my property value??
2. Will this access cause a heavy volume of traffic. If so what will be done to keep down speeding, there are a lot of children on this street, that play and ride bikes.  
When will this project be completed if it moves forward.
3. This is a very narrow street when cars are parked on both sides it will be very congested for higher volumes of traffic to pass. There is enough traffic speeding through here now, I can just imagine with another 300 cars coming through here what it will be like. (NOT GOOD)
4. Will this be low income or section 8 housing.
5. I am NOT in favor of this project accessed through Canyon Wren Lane. If this project moves forward I will consider very strongly about selling. I had this house built in 2002 I moved to this area because it was quiet. Now look

Regards,  
Devera G Griggs-Walker  
4715 Canyon Wren Lane  
Colorado Springs CO.  
80916

Sent from my Verizon 4G LTE smartphone

**From:** joyce renteria <joycerenteria@hotmail.com>  
**Sent:** Friday, July 27, 2018 1:42 PM  
**To:** Thelen, Lonna  
**Subject:** development project

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Dear Peter and Lonna Thelen,

I am a Senior Citizen and have lived in the area for 40 years which ,you are planning to develop file #CPC PUZ 18-00089, CPC MP 85-217-A7MJ18 and CPC PUD 18-0009.

The area from 4700 block of Pikes Peak to Frost Lane and Frost Drive is a hazard to residents and their property. We experience the flow of traffic at higher speeds than should be in a residential area. I myself and other residents have had damage to vehicles and property due to people who do not live in the area. I believe this would in fact increase the traffic flow and cause even injury at some point. But your interest in planning and development does not take an interest since you do not live in our community or care.

I understand it would increase property value but it also increases our property taxes. Many neighbors and I are on Social Security Income and some of them work part time for a little extra spending income. I certainly can not afford to move or want to.

Colorado Springs has grown, as you are aware and we do not have sufficient police or community support to keep our streets safe. So who cares? Do you? Probably not and would not act on how to remedy additional safety to keep us safe and to also improve the noise control to a minimum.

So I object to this type of Planning and Development.

Respectfully,  
Joyce Renteria  
114 Frost Lane  
Colorado Springs, CO 80916

**From:** Brenda Kopecky <brenda\_kopecky\_2@yahoo.com>  
**Sent:** Wednesday, July 25, 2018 12:18 PM  
**To:** Thelen, Lonna  
**Subject:** Fw: Naturalization of proposed pond sites associated with Pikes Peak Heights Development

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----- Forwarded Message -----

**From:** Brenda Kopecky <brenda\_kopecky\_2@yahoo.com>  
**To:** ithelen@springsgov.com <ithelen@springsgov.com>  
**Sent:** Wednesday, July 25, 2018 11:32:22 AM  
**Subject:** Naturalization of proposed pond sites associated with Pikes Peak Heights Development

Hello Lonna Thelen

I live in a house built in the early stages of this areas habitation, directly adjoining the proposed site of pond 2 located within the Pikes Peak Heights development proposal. When the home I now live in was built, this entire area was completely wild, natural land, forested by a large Aspen grove. This property is completely off grid, with the exception of electrical supplies from the city, we are self sustaining in our sewage and water needs.

While I am glad to note that my property will be located next to a natural area, rather than yet more housing capable of disturbing my already strained privacy, I am concerned about the loss of wildlife habitat and animal foraging needs.

I would like to therefore propose that any and all vegetation, and trees planted with in these proposed pond sites be compatible with wildlife foraging and housing needs. The Audubon society can provide the necessary information regarding native vegetation which would be beneficial to the deer, raccoons, fox, rabbits, squirrels as well as the multitude of birds and reptiles who have called this land home for many years prior to its proposed development for human habitation.

I would also like to see bat houses be incorporated in the planning and construction of these natural ponds in order to act as a natural control of associated insects such as mosquitos and other water born, disease carrying populations which tend to flourish around wetland areas.

Thank you for allowing interested parties to comment on your proposed development plan and I hope that you take my very valid concerns into consideration during the construction phase of this endeavor.

Sincerely,

Brenda C. Kopecky,

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

**From:** Randy Biles <rwbiles@pikespeakrv.com>  
**Sent:** Tuesday, July 24, 2018 5:19 PM  
**To:** Thelen, Lonna  
**Subject:** FW: Pikes Peak Heights Master Plan

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**Subject:** Pikes Peak Heights Master Plan

Lonna,

Thank you for taking the time to talk with me regarding the Pikes Peak Heights development project.

I am the owner of Pikes Peak Traveland, Inc. and Biles Properties L.L.C. at 4815 E. Platte Ave., which is located at the corner of Platte Ave and Wooten Rd.

My concern relating to the Pikes Peak Heights Masterplan is that on page one of the Pikes Peak Heights Master Plan on page one of the under the Location heading it states, "The site is located east of the extension of Wooten Road and north of Canyon Wren Lane". The part of this proposal that I see a potential safety concern is that the extension of Wooten Road. If such an extension of Wooten were to occur and connect to the Pikes Peak Heights development project that the vehicular traffic from this new community would create a serious safety hazard along Wooten due to the large influx of traffic generated from the citizens of pikes Peak Heights utilizing Wooten for their access to Colorado Springs proper.

I realize that the verbal language exists that eliminates the Wooten extension but I would sure like to see some written documentation in this proposal that precludes any extension of Wooten to the south. My concern lies that if there isn't a statement that eliminates the Wooten extension then at a later date someone may propose such an extension and hereby create the vehicular safety hazard due to the major amount of traffic that would come from the Pikes Peak Heights housing project. There are two drawings in this Project Statement that clearly show Wooten being extended. Having owned this RV dealership for over 36 years at this same location we have witnessed a fair amount of commercial growth along Wooten and the changes that have occurred over time.

My concern is that sometime in the future somebody may want to extend Wooten to the south where if we have language in the Pikes Peak Heights Master Plan to preclude then such a change were not to happen then this extension would be more difficult to obtain. I have spoken with Randy Cloud of the Colorado Springs Flea Market and they have the same concern relating to the traffic. Over the years of running our dealership at this location I have seen situations arise where changes in traffic flow were attempted to be implemented but through positive action we were able to keep our traffic flow on Wooten relatively safe.

I will further review the Pikes Peak Heights master plan and if I see any other concerns I will communicate them to you.



Thank you for your attention to our concerns relating to the Pikes Peak Heights Master Plan. In the event you have any questions of me do not hesitate in contacting me at (719)596-2716 or I can also be reached at (719) 338-2926 on my mobile phone.

Best regards,  
Randall(Randy) W. Biles, President  
Pikes Peak Traveland, Inc.

**From:** Christy & Steve <cdsr1992@gmail.com>  
**Sent:** Tuesday, July 31, 2018 1:09 AM  
**To:** Thelen, Lonna  
**Subject:** Pike peak heights

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Lonna,

My fiancé and I would like more information about the plans for pikes peak heights. Do you know what the average cost of the homes will be? We are concerned about how this potential development could affect the value of our home and the other homes in our neighborhood . Also is there a meeting coming up that we could attend?

Thanks for any information you can provide,  
Christy and Stephen

**From:** FRANKLIN REED <fdrandjr@msn.com>  
**Sent:** Thursday, August 02, 2018 1:04 PM  
**To:** Thelen, Lonna  
**Subject:** PIKES PEAK HEIGHTS  
**Attachments:** Development opposition ltr.pdf

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Dear Ms. Thelen: Attached please find a letter of OPPOSITION to the proposed Pikes Peak Heights development.

We have spoken to most of the neighbors on our block of Frost Lane and have found no one that is in favor of this development. In addition to the environmental issues and concerns, we feel that you would be putting people's lives in danger putting a housing development over a dump site without any obligation to inform them of such. The effects of the increased traffic (and the associated noise\*) that it will cause is greatly stressing some of our older (80+ year old, retired) residents due to the increased number of children in the neighborhood. We are also very concerned about the ingress and egress issues of Pikes Peak Avenue, Wooten, Wilde Drive and Canyon Wren.

\*(Since the Miller Crossing development was established, the traffic and noise on Frost Drive/Lane has exploded. EVERYONE watches out for children when they are playing outside because many cars are going well above the speed limit coming and going from the Miller Crossing development. We were told at the planning meetings that they did not expect an increase in traffic on our street because residents would exit the area using Airport Road. Well, we can tell you that we have most certainly experienced a HUGE increase in traffic at all hours of the day and night.)

Thank you for the opportunity to voice our concerns. We hope that you will thoughtfully (and prayerfully) take all of them into consideration before a final decision is made.

Respectfully submitted,  
Franklin David & Janice Reed  
32 Frost Lane  
(719) 637-1939

Albert & Josephine Gianzero  
28 Frost Lane  
(719) 597-0185

**From:** Theresa Caserio <tjcaserio@hotmail.com>  
**Sent:** Saturday, July 28, 2018 3:25 PM  
**To:** Thelen, Lonna  
**Subject:** Planning and Development

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Lonna, I am filing an objection to the zone change for File Numbers CPC PUC 18-00089, CPC MP 85-217-A7MJ18, CPC PUD 18-00091. First of all the land in question was landfill up until about 13 to 15 years ago making it uninhabitable. Also there is a gas line where Pikes Peak and Frost Lane intersect. We were told Pikes Peak would never go through because this line was not safe to move or it would be too costly making it a permanent dead end. The traffic already comes down Frost Drive far too fast making this street dangerous. Opening it up to more traffic would not be good. You have many elderly people on this street, not to mention some children. Also we already have a severe infestation of Duplexes along Airport and Murray Blvd. Coming into Eastborough from Airport and Murray these duplexes are terrible eyesores because no one keeps up the maintenance or takes pride in where they live. Plus there is much crime in that area, shootings, etc. No one wants to come into our neighborhood because of that blighted neighborhood around us. We do not want or need more duplexes here. We have lived in this neighborhood for 46 years and take pride in where we live. It may not be the Broadmoor, but it's what we can afford. But we do not live like pigs either. Also it could bring down property values and possibly raise taxes. Thank you, Theresa Caserio, 20 Frost Ln, 80916 Sent from my iPad

**From:** Donald Counts <donald.m.counts@gmail.com>  
**Sent:** Saturday, July 21, 2018 1:40 PM  
**To:** Thelen, Lonna  
**Subject:** Project Pikes Peak Heights

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On the mailed notice it says the only access to this subdivision would be East Pikes Peak and Canyon Wren.

This project really needs access from Wooten Rd as well to relieve major traffic patterns from S. Murrery and Platte Ave. The intersections at Murrery and Platte and Murrery and Pikes Peak are already too congested for residential access.

Thanks,

Don Counts  
4713 Wilde Pl  
[\(850\) 259-7551](tel:8502597551)  
[donald.m.counts@gmail.com](mailto:donald.m.counts@gmail.com)

**From:** dgeannie <dgeannie@centurylink.net>  
**Sent:** Wednesday, August 01, 2018 4:50 PM  
**To:** Thelen, Lonna  
**Subject:** RE: <No Subject>  
**Attachments:** 20180801\_152327.jpg; 20180801\_152355.jpg; 20180801\_152347.jpg

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This is some of the things that is going on in Millers Crossing on Canyon Wren Lane from the neighborhood behind Millers Crossing that leads to Murry.

Regards

Devera Griggs-Walker  
4715 Canyon Wren Lane  
Colorado Springs CO  
80916

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: "Thelen, Lonna" <Lthelen@springsgov.com>  
Date: 7/30/18 7:07 AM (GMT-07:00)  
To: dgeannie <dgeannie@centurylink.net>  
Subject: RE:

Devera,

Thanks for your comments. I will use your comments during my review and provide a copy to the applicant.

Lonna

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

Principal Planner | South Team

Phone: (719) 385-5383

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

**FIGURE 4**

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**From:** dgeannie [mailto:dgeannie@centurylink.net]  
**Sent:** Saturday, July 28, 2018 7:01 PM  
**To:** Thelen, Lonna <Lthelen@springsgov.com>  
**Subject:** <No Subject>

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When will this project be completed if it moves forward.

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Regards,

Devera G Griggs-Walker

4715 Canyon Wren Lane

Colorado Springs CO.

80916

Sent from my Verizon 4G LTE smartphone



**From:** Eric Eaton <bugeric247@gmail.com>  
**Sent:** Sunday, July 22, 2018 9:09 AM  
**To:** Thelen, Lonna  
**Subject:** Re: Pikes Peak Heights

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Lonna:

Thank you for this. I must go on record right now that I oppose this, at least at its current scale. I have been actively recording the wildlife species using this prairie and the riparian corridors. I have over 750 taxa (classification categories that range from phylum to species), including 71 bird species, plus reptiles, and high insect diversity. The only known Colorado population of the Filigree Skimmer dragonfly (*Pseudoleon superbus*) breeds in the West Fork of Sand Creek. There is a dune above the West Fork that is highly unique, and the prairie beside it needs to be left alone, available to both breeding and migratory birds for nesting and feeding.

I have petitioned the City of Colorado Springs, specifically the TOPS Working Committee, to have the area designated as an open space. Chris Lieber was, in fact, the person who encouraged me to do so, when he was with City Parks and Recreation.

I will be away from my desk through Tuesday, August 24, but will return Wednesday. I would like to see a modified plan that develops adjacent land of lower biological diversity, and am happy to talk with you about that.

Thank you again.

Sincerely,

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

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

On Thu, Jul 19, 2018 at 4:27 PM, Thelen, Lonna <[Lthelen@springsgov.com](mailto:Lthelen@springsgov.com)> wrote:

| Eric,

I received your contact from Chris Lieber with NES. He asked that I provide you with notice that we have received an application for Pikes Peak Heights. Please refer to the attached postcard and let me know if you have comments or questions.

Thanks,

Lonna



**Lonna Thelen, AICP**  
Principal Planner | South Team



Phone: (719) 385-5383

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

**Land Use Review Division**

City of Colorado Springs  
30 South Nevada Avenue, Suite 105  
Colorado Springs, CO 80901



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**From:** Barb O <mannabarb@gmail.com>  
**Sent:** Tuesday, July 31, 2018 7:14 PM  
**To:** Thelen, Lonna  
**Cc:** Helen Mackay; Sunderlin, Katie  
**Subject:** Re: Pikes Peak Heights

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Dear Lonna,

About a 7-10 days ago I received a flyer from the Planning and Development Land Use Review Division concerning a proposed building of "Pikes Peak Heights."

Aside from the VERY short notice residents were given (until Aug. 3) to express concerns and ask questions (which in itself is already a red flag to me, especially concerning that this letter is sent out when many people are on vacation and though the letter recommends that we talk to neighbors and/or tenants, very little time is given to do so, I have several concerns and questions.

I called this afternoon, but realized after calling that it was after 5pm, so you will probably return my call tomorrow. In the meanwhile, I want to voice some of my concerns in an email.

The land as outlined on the flyer and online crosses Sand Creek. In the flyer and online in the General Application form, it says that access to this building (if it is approved) will be

In the Project description on page two of the document that comes up with the

"Access to the site is from the east by means of East Pikes Peak Avenue at the north of the site, Wilde Drive near the center of the site and Canyon Wren Lane at the southern portion of the site." Yet, on the very first page of the General Application, it says that the site address is 150 Karr Road, which is literally visible from my condo in Sand Creek Commons at the corner of Ellers Grove and Karr Road.

This concerns me for a couple of reasons: (1) There seems to be a contradiction of site information; (2) I am generally opposed to build in the corner (triangular shaped piece of land) located just a few yards from my property; such development has potential negative ramifications for me and others in Sand Creek Commons.

As well, at one point in the above-mentioned document it states that "The portion of the property to be developed is south and west of the various benches of sand creek." It is not at all clear exactly what portion of the property within the yellow lines of the property map on the General Application this statement is referring to. Again, the lack of specificity is disconcerting.

I hope I am simply misunderstanding this document, and that the triangular piece of land currently owned by a Presbyterian Church in Raton is NOT going to be developed into yet another set of apartments in an already apartment-and-condo-saturated neighborhood. Rather

than going into further detail in writing at this point, I think it's best if we talk, either over the phone and/or in person. I am happy to come down to the location at 30 S. Nevada, though I want to do so when Helen Mackay (block captain for Sand Creek Commons) is also available. I have meetings and appointments tomorrow, but am more available Thursday.

I look forward to talking with you more to learn about this project and potential implications for neighbors who live just east and south of the proposed building site.

Thank you.

Respectfully,

Barbara Overgaard

--

719-238-2169

July 29-2018

I, the undersigned strongly oppose the accessing from E. Pikes Peak Ave. at 4 Frost Lane, this is a Residential neighborhood bringing all the onslaught of devastating traffic here and all of Frost Lane off airport is affected by it, considering that we have been life long home-owners here.

Respectfully  
Elise Sennett

Elise Sennett, 4 Frost Lane, 80916

John Caserio 20 FROST LANE 80916

Thomas Caserio 20 Frost Ln 80916

Janice Reed 32 Frost Lane 80916

Frank P. Reed 32 FROST LANE 80916

Ruth Bryant 102 Frost Ln 80916

Monica Ortiz 106 Frost Ln 80916

Joseph Reyes 209 Frost Ln 80916

Julie Rowland 209 Frost Ln 80916

DONALD C. TAYLOR 208 FROST LN 80916

Rosabelle Chavez 205 Frost Ln 80916

Ferry Chavez 205 Frost Ln 80916

Brenda Mitchell 110 Frost Ln. 80916

Christina 114 Frost Ln 80916

Ashley Smith 21 Frost Ln 80916

Kate C. Wang 5 Frost Ln 80916 - 719-205-7092

Robert Shaw & Delma Vasquez 80916 -

Angel Vigil 114 Frost @sc 80916

The proposed Area Was a Landfill -

Curtis Farmer 9 Frost Ln 80916