

Petition against motion "Kum & Go"  
 Project at: 1216 N. Circle Dr. and 2725 ~~La Salle St.~~ <sup>E. Santa Miguel</sup>

Name	Address	Phone
ZACH GREEN	3641 TRAILCLIFF	502-310-7298
Jennifer Watkins	420 Boulder	719-675-4985
Kasper Greger	2138 Pleasant PC	719-389-0794
<del>Dominic Laughlin</del>	2506 Knob Hill Crt	219-453-625
Joseph Reilly	2634 E Vintaff	719-664-4237
Mike Hernandez	831 E Las Animas St	719-400-5001
Annam Smith	739 Elliston St <small>CO SPRING, 80907</small>	719-261-4814
John Blum	3005 Galley rd <sup>100</sup> <small>Colo 5095680709</small>	719-627-7936
Connie Tabara	2621 Walden St 80909	719-799-5908
<del>Connie Tabara</del>	<del>2621 Walden St</del>	<del>719-799-5908</del>
Leticia Hernandez	2847 Merry Lane	(719)358-0528
William Zaunmaier	2840 S. Circle Dr. #402	(618)746-7243
Clinton Davis	733 112 Juana St <sup>Ap 24</sup>	303 521-1519
Randy Young	2520 E Columbia	719 473-9543
Rick Lussier	2809 Merry Ln	719-661-7669

NAME	Address	Phone
Lisa Thayne	1009 McArthur Ave Colo Spgs CO 80909	719-259-8799
Gustavo R Santistevan	1326 Edith Ln Colo Spgs Colo, 80909	719-432-5282
Chris Weidlich	<del>1321</del> 1321 North View Cos 80909	719-321-1761
Deathy Lujin	1230 Traffic Cir 80916	719-259-9307
Milagro Rios	1200 Poplar Dr #13 Colorado Springs CO 80905	720-341-9930
Dana C Graham	3615 E Vintark #25	719-259-8096
Dan Zabicki	525 Bonfoy <sup>Ave</sup> <del>Colo Spgs</del> COLO	719-208-1443
Allen White	2502 Dale ST	719 985-0124
Eddie Pielech	4424 N. Chestnut St. Apt. 305 Co. Spgs. Co. 80907	(719) 208-9639
Tommy Crockett	4316 Moonbeam Dr Co. Spgs Co. 80913	719-271-1357
Pierre Sanders	1431 Holmes Dr 80909 Cos, CO	719-281-7939
Norma Martinez	1130 Prairie Rd. Colo. Spgs. Co. 80909	719-634-1558
JOSH DAFF	3615 E VINTARK	719 900-5883
Michael Berner	3285 N Chesnut	719 323 3083
Mary Kapke	— Constitution	—
Jamie Parker	843 Bennett Ave	719-419-1615
Greta McFarlin	1921 S. Cedar Ave.	(719) 291-6579

Petition against proposed "Turn & Go" project at  
 1214 N Circle Dr and 2725 E. ~~La Salle St~~ <sup>SAN MARGARET</sup>

Name	Address	Phone
Jean Elarín Jels	2642 WALDEAN ST	213-309-6709
John Jones	2628 Waldean ST	719-640-7790
Jane Resusa	2614 Waldean	715-204-8088
Arthur Wankie	409 Placid St.	719-323-1605
Cynthia Wankie	34247 Fun KRd	404-312-2287
Jesús Ferrelli	5740 Rosina Rd	719-728-4208
David Nadeau	201 Abend street	(606) 606 2490
ANDY TROVINEER	1098 JE GOVIES #300	970-294 8382
Aryn Keat	13 hD Padder	219-453-3181
R. Rossow	1102 Gammuz Ct	719-246-5712
B Fontaine	2370 Academy Pl	719 574-5796
Gerald Paulson	5973 Eagle Hill Hts #107	719-425-5505
Craig Jones	11125 Rockcastle	719-400-3404
Chris Behr	930 Gib Lane	719-508-2649
Tess Hourigan	2206 Clarkson Drive	719-964-6902

Name	Address	Phone
Joe Hotchkins	4145 sandersview	719-432-9149
Cory Boddie	1214 Testa Dr	319 657 3219
Willie McInnis	E 90 Don Juan	719 694 899
Miles Fluker	2502 E Dale ST	760-486-9876
John McSorley	2828 Legend Dr	719-644-5754
Pablo Muñoz	2401 E Uintah St	3719 338-6490
Robert Jones	3314 Uintah	719-434-4959
Cornell Brown	1120 Yuma St Apt D	202 910-209-2096
Heather Ferguson	4166 Deerfield Hills Blvd.	714 323-0152
STARKS JARVIS	2316th WASHATCH	(219) 290-7192
T Jones	1719 E Krowa	719- <del>777</del> 259-9807
Phil Smith	2915 N CASCADE	719 321 6399
Michael Lowery	2571 E. Uintah St. #12	910-734-0938
Erik Miller	1111 FARRAGUT AVE	719 666 1163
Stony James	2562 Walden St	719-551-0342
Louise Diaz	2177 Delta Dr Colo Spgs 80910	719 412-0499
Shailynn Robbins	2237 E boulder st	719-820-8736
Steven Humphrey	2627 E/ark dr	719-217-7270

PLATEAU AGAINST PROPOSED  
 "KUM & GO" PROJECT AT 1214 NORTH CIRCLE  
 and 2725 EAST ~~SAN~~ ~~SALLE~~ MIGUEL

Name	Address	Phone
Jim L ADDD	2377 Lex	719-678-2759
Kiki Kero	1703 Querida Dr.	719-330-6157
Valerie Gopp	3213 E San Miguel St. Apt. #76	719-309-7833
Diana Aragon	1116 Old Dutch Mill Rd #4	719-373-4149
Colleen Bjork	8087 Chasewood Ln <sup>80908</sup>	719-339-6155
Nancy Texier	1301 North Circle Dr	719-930-3488
Jennifer D Fennell		720-275-0508
Linda Reilly	2634 E Wintah	719-822-9206
SMITH GATES	1515 E. PLATTE	719-432-5849
Juan C Ramirez	953 Bosser	719-321-908
LARRY GOSTNELL	1230 QUERIDA DR.	719-591-1883
Ellis Civello	3033 E PLATTE AVE	719-229-4401
Sarchie Rodriguez	3032 E PLATTA #	719-725-8165
ERIC MEKY	1101 NCIRCLE	719-321-8688
Bruce Lee	2614 WALLEDEN	719-235-3107

Name	Address	PHONE
Keith Klein	1754 MINECAST. CO S PEGS CO 80915	719 930-2180
DAVID BERNDT	205 N. MURRAY #147	719 217 7398
Justin Simmons	<del>6714</del> Don Juan #8	<del>719-969-5262</del>
Jason Mayes	<del>1728</del> 2404 E. WINTAH	719-225-0907
Yvonne Jones	4710 Woodbury	719-205-1545
Michelle Curtis	1703 Avenida Dr	719-388 6157
Wendy Ules	3618 Marekaster St	474 9862
Fernando Juarez	28 Ken Teson St.	719-419-1211
RICHARD C WILLIAMS	4224 Whittier Dr <sup>cls</sup> 80910	719-659-0000
Kimberly Casarez	80909 3303 N. Hancock Ave 22	719 15 15 MY STEAK 719 209 3788
RODNEY E. REED	80909 2215 1/2 WILANMETTE AVE	918-406-5470
Frank F. Atwood	6875 Highland Vista	719-439-8882
Cheryl Stearns	2534 Gunnison St 80909	719-400-7961
Debra Walker	2548 Gunnison 80909	719-214-9420
YURONDA JACKSON	2115 LeLARRY St 80909	318-680-8299
CYNTHIA BURZISW	2512 BUENAVENTURA 80909	407 <del>407</del> 807 1081
TYRONE DAVIS	2525 WINTAH St 80909	719-686-4110

NAME	ADDRESS	Phone
Jeritt Tardif	3023 Mission Street	719-744-4445
David Walker	1107 Holmes drive	719 235-0776
Eric Bets TREGUIER Perle	5521 Jennifer 1301 North Circle	719-318-6357 719. 649 5254
Bruce Chang	2571 E. Wink St.	719 453-7154
3 Chang	1326 Edith Ln Colo Spgts	602-783-5709
Michael DiBoraro	803 Yamast - apt 8	719-421-2793
Brian Hull Robert Hull	3105 Rebecca <sup>Apts</sup>	719-306-6670
Brendy Lott	3812 Constitution	719 419 2165
Nathaniel Johnson	Yuma <sup>ST</sup> 819	719-209-7239
Blake T. Bauer	1018 Sunset Rd	719 722-7575
Chris Duggan Tatum Nuh	1014 Sunset Rd 6545 Bogle Dr	719-702-2407 719-936-0024
Jieve Fowler Dwain Barrett	980 Kenfield Dr 1409 N. Circle Dr.	719-635-5399

Petition Against Proposed Kum & Go  
 Proposed at 1216 N. Circle Dr. and 2725 E. San  
 Miguel

Name:	Address	Phone:
C.J. Cheeks	1038 Market St	719 502 6834
Brandon Nolan	5485 Trout creek 1265 Sandpiper Dr	719 216-9942
Gus O'Keyer		719 994 3720
Hector Marquez	3120 E Dale	719-307-7656
Ryan Lechner	1214 Alexander	719 551-9726
BRANDON HART	2736 North NEVADA	719-648-5129
John Doy	915 Alexander	719 297 0235
Stamm	2409 San Rafael	719 220 4661
Carolyn Tolbert	1322 Bates Dr	719-757-9484
Barbara Weiss	2615 A E. Uintah St.	(719) 237-1343
J. H. Taylor	112 N. HATMAN	719-231-3438
James Fayerholm	2609 E Dale St 5J	719 487-5269
Pat Kahan	728 Dowse	☺ K
Quarbritne Brown	2384 E La Salle St	719-493-2007
Mary Shore	1421 W. Chetton	719-382-5581
ARROW MILLHAUSEN	1518 Kyle Dr	719 597-7755

Petitions against PROPOSED "Kum & Go" project at 1214 N. Circle dr and 2725 E ~~SAN~~<sup>MIGUEL</sup> ~~SALLE~~ st.

Name	Address	Phone
Robert Kruser	815 DON Juan ct	719-465-1189
M. Deola	3031 E. Platte Ave.	_____
Jatur Warren	2420 union blvd <sup>A2</sup>	719 755-7425
Kyle Schober	1014 Querida	719-213-9248
Renée Robinson	2121 SWOPE Ave	(719) 464-6229
Suze Thompson	232 S. Garo Ave	719-332-0734
RANDY OBRECHT	2874 MERRY LAND LN	719 597-0929
Travis Mayze	110 Bon foy ave	719 963 1007
Pasong	2935 Colby	719-237-4552
Andres Singsberg	5242 North union	719-837-1700
RAN LOFTIS	1306 KINGSLEY	719-351-0371
Bob Miles	<del>719</del> <sup>922</sup> <del>022</del> Bennett	719-822-6281
Barbara Snow	2626 E San Miguel	719-510-2167
Scott Jordan	1002 Westmontland	(719) 644-3245
Kather Allen	1329 bates dr	719 257-8150

Name	Address	Phone
Greg Holmes	1229 Alexander rd	719-248-5000
Thomas Johnston	2018 Carlton	719 666 1198
Moses Jimenez	212 N. Meade	719 499 7062
Jeffery	2770 E. Union	N/A
Josh	3330 W. Prolet	(810) 854-9911
DANIEL TREWS	7340 Adey Dr APT 200	719 717 3856
THEODIS RUDENSCU	1346 EDITHA	719 217-0175
Robert G	2400 Cantor Dr	719- <del>68</del> <sup>83</sup> -7283
Michael Davis	910 N Murray Blvd	719 663 7030
Daniela Lopez	910 N Murray Blvd	719 432 7061
Ricardo Espinoza	2306 E Platte Ave	719 640-4931
MIC CABASSA	US HWY 24 36901	719 627-0288
Sarahthia Lester	1207 N. Winton	720 670 4935
Marcos calderon	Palmer park 3105	719 573 7139
Anibal Bermudez	2905 Garrison st	719 646-6363
Lee Allen	12920 Gould Rd	719-216-7935
Colt Brennan	2563 E. Monument St	719 314-7748
Rachel Fahey	3115 Mission St.	719-419-2280



Petition Against Proposed "Kum & Go" Project At 1216 N. Circle Dr. and 2725 E San Miguel

Name	Address	Phone
CHRISTINE <del>ROSE</del>	1210 Iowa Ave <sup>ORANGE</sup>	719-209-2411
A. Paterniti	1288 Delaware DR	719-344-0557
Jorge Justo F.	839 BENNETT AVE	(719) 359-2851
GREGG BREITENSTEIN	2812 HAYMAN TER.	719-635-2777
Kenneth Moore	3123 Sinder Rd	719-235-1829
Jasmine Terry	652 Cima Vista Pt.	719 360-5108
Jessica Bryshwein	1111 Faragut Ave #	719-666-8076
Roger Bauer	MURRAY AVE.	719-375-3327
Robert Bellad	1043 Norwood <sup>Robert Bellad</sup>	719-291-4626
Felesha Johnson	6323 Montero Cir	719 210 - 7771
Kenny Lee	750 Cheyenne Rd	719 627-2299
Carl Burnett	906 LaSalle	727-400-7511
Mark McDonald	1227 N Franklin St	(719) 453-6246
Daniel <del>Watt</del>	725 N Swope Ave	719-500-3897
ALEXANDRA Scott	20490 Lomasan Rd <sup>CALIFORNIA</sup>	(719) 407-0339
Kyle Cerquozzi	964 Chapman Dr, Apt 1	719 500 2282
Maisha Moore	1950 Fernwood dr.	228-249-2240
Rosalinda Whelan	1100 W. Mineral	719-401-5056

Name	Address	Phone
Diana Hill	713 W Cochranas Col Springs 80905	719 822 9841
Jack Thomas	2525 Templeton Park Cir Colorado Springs, CO 80917	712 505 0584
Maria Tucker	513 Potte Dr CO. SPS. CO 80901	719-725-0989
Virginie Destanque	125 Davie Dr 80911	805-284-2695
Leo Bonin	1301 N. Circle 80911	805-895-4195
Latah Perry	2501 E Plate	719 <del>644</del> 3653
Jessica Stafford	1073 Westmoreland Rd #4 Colorado Springs CO	719-287-5876
Ken Pate	7914 <del>Elm St</del> Fountain Co	719 371 2168
Neaven Garcia	1506 Howard Ave.	719 632-1010
Jared Bird	2020 E Bijou	719 338-3729
Brandi Crumire	2406 Tahoe Blvd	(719) 500-7382
Diane Allison	2506 E. plate	719 728 5862
Daphne Ems	1546 Happiness DR	719 597 4237
Jared Ems	1546 Happiness DR	719 597.4237
Lilly Woods	1502 Quorick Dr	719 229-9574
Frank Richards	1506 LaSalle St	719-412-4805
Jamie Adonaca	5410 W Nevada	719.212.7178
Garrett Gomas	2633 E San Miguel	719-761-4462
R. G. Goff	2115 <del>LaSalle St</del>	719 409 1215

Petition Against Proposed "Kum & Go"  
Project At 1216 N. Circle Dr. and 2725 E San Miguel

Name	Address	Phone
Carol Stephen	1313 Edith Ln	719 820-1297
Michael Lange	1243 James lane	719 339-9681
Crystal Bullard	Crystal Bullard	<del>719 344-0445</del>
JEFFERY TAYLOR	733 TIA WANDA	214-854-0986
Jerrett Kuby	2844 E Yampa	719-493-7413
J. Cervantes	N. TOLON	719 464 1726
Danny Sanford	E. Boulder	719 344-4184
Nellie Fox	4243 S. Hunsack Dr.	719 227-1059
Holly Jordan	4468 Excursion Drive C151C 80911	719-287-8362
CARLOS DELGADO	4468 EXCURSION DR C/S 80911	719-373-3871
Christine Nieper	714 Don Juan St #7 80909	719-287-9861
Pedro P. Cantu	9014 W. St # 304 # 304 80909	719-277-5833
Richard (Gregg)	4460 Fountain Grove Spring	719-460-7429
Elisha Walter	2627 E. Wintah Street	816-341-4921
Alfred Bm	2116 N cheilton	719-629 7279
Susan T Gardner	19670 Circle Dr	719-375-9110
Gabriella Kerwin	2770 E Wintah St	719-761-0153
TALON SMITH	2710 E Wintah St. apt. 300	719-491-3027

Petition Against Proposed "Kum & Go"  
 Project At 1216 N. Circle Dr. and 2725 E San Miguel

Name	Address	Phone
Sheila Marting	2504 Dale St.	719-722-0887
Mile Winingg	2411 E. Wintah St	(719) 213-8165
Isaiah Phillips	2214 E Foundron Blvd	620 899 2241
Garcia [Signature]	1642 E. Boulder	719 621 2200
KAY FIGUEROA	509 SUNSET ROAD	714-413-4484
Kelli Beaton	501 SUNSET RD	714-244-5449
Roberto G. P.	1016 N Clifton Rd	719-452-9467
Lull [Signature]	3475 PINETREE SQUARE	719-822-8879
Tracy Claycomb	2863 Casden Blvd	803 332 8999
Lamy Jones	[Signature]	[Signature]
Jose Hernandez	1913 N. Chelton	781-702-277-4103
Jack Smith	1129 Bennett #200	719-235-0425
Cameron Minnick	1605 Hampton South	719-517-7196
Paige Zorens	1605 Hampton South	719-330-5092
Davy Chung	410 N Circle Dr	719-210-1427
Rachelle McQuinn	822 Avenida Dr	795 600 0174
[Signature]	103550 PANTON HOPKIN CIR	719-650-3827

Name	Address	Phone
Jared Bock Jared Bock	2400 E. ST. Vrain 80909	719 641 5229
Bridgett Moran	19 S Clarendon 80910	719 233 5807
Chelsea D'Archie	1818 Security Blvd. COS, CO 80911	719 415 7941
Danielle Meyer	1442 Howard Ave. COS, CO 80909	719 629 8490
Brian Sullivan	MD	719 493 7775
Afton Grenat	MD	719-460-4241
Hilary Stewart	1820 Awesome View Yoder CO	719 723 1689
Becca Stark	1710 Kingsley CO/CO 80909	719 422 9773
GARY Vigil	3113 MARION AVE	719-728-7020
Robert Mora	1320 Circle	719-331 0514
Dwight Sage	802 Potter	219-238-7244
Daniel Strayer	3389 E Platte	719 337 4273
Denise Mars	1231 Holmes Dr	719) 960-9471
Martin Freeman	14 n Chelton	215-207-5054
Devan Ago	3655 n Carefree	(719) 321-6788
Charly Lee	2918 W. Bijou colorado st	719 500 9449
Janette Robinson	2918 West Bijou Apt B	(719) 419-0888
Frank Jones	711 Tva Jerome St	719) 551-6832

Name	Address	Phone
JUNISHA Regalado	1429 N. W. 6th St	(714) 398-1003
Michael Briseno	223 W Cheyenne Rd	719-306-5528
Kevin Ramo	1805 Lemm Ave Dr	719-203-0000
Adam Peña	1507 mt Everett	719-421-9000
James Bumpas	4110 Goldenrod	719-822-8408
Sarah Moss	1942 Montezuma	719-373-7473
Veronica Martinez	2706 Willamette Pl	719-310-5904
Trisha Moss	1222 Jones Ln	719 394-3182
Tanya Fuentes	3107 Hayman Ter	719 233-8196
Adrienne Montgomery	4775 Live Oak Dr	(714) 233-5717
<del>Adrienne Montgomery</del>	<del>719 235 1358</del>	<del>[Signature]</del>
Jillian Montgomery	1117 Peterson road	719-419-4935
Richard Burke	Templeton Gap RD	719-201-7008
Ben Nichol	1249 Diana Ln	719-536-0226
Odhin Saunders	2619 E. Uintah St	719-210-7360
James Saunders	2619-E Uintah St	719 216 2655

<sup>Kum</sup> Petition against proposed "Kum & Go" <sup>MICHEL</sup> Project at 1216 N. Circle dr. and 2725 E. ~~La Salle~~

Name	Address	Phone
Robert Lawrence	2707 E. Wilmette <sup>99</sup>	719-208-5132
Milton W FUGE II	1523 East Monument St	719 419-2793
William Treslo	205 N. Murray Blvd both	719-351-1800
Patrick Miller	3025 HIDDEN COVE Pt.	719-337-3899
Chris Tate	1011 Bennett Ave 80909	312-919-5390
Joe Wragal	2915 E. D. Joe	317 653-5631
John Crawford	1015 HOLMES	719-287-9900
Jenn Kahre	1912 Eastlake Blvd	719 640 9641
Jesse Rivera	1326 Ed. th L	719-627-2615
Victoria Chaves	1107 Holmes DR	719 259-9530
Sarah Chaves	1107 Holmes DR	719 422-8746
Lawn Newlin	1210 JAMES LN.	719-473-8718
Aleda Francis	2513 Keny D	719 419 4301

Petition Against Proposed "Kum & Go"  
 Project at 1216 N. Circle Dr. and 2725 E San Miguel

Name	Address	Phone
Scott Jancek	Scott Jancek 3410 N El Paso St F2 Colo Springs CO 80907	719-238-7413
Jeggy Jancek	3410 N. E P55C <del>H252</del> # F 2	719 663 9851
Indray K. Lovitt	418 MILLER ROAD Colo Springs, Co 80916	719-353-4715
Emily Alfrey	712 Valley Rd	719 930-7758
Misty Hales	2030 Circle Dr C/S CO 80909	719-456-3690
Jonah Kahar	3347 Austin Bluff Parkway	719-717-8496
Larry Mares	2441 - a ~	719 337 1850
LEON TEAL	4707 WINEWOOD VILLAGE PR. 80917	719-210-2993
Emmanuel Padilla	4015 stone dike Dr unit A	719-344-0859
Antwone Glover	1840 Seven Arrow drive	719 214-8843
Susan Tayment	375 Dix Cir CS, CO 80911	719-460-3085
Mary Lawrence	22 N Brentwood Dr CS CO 80909	719 646 7421
Leanne Hales	935 Bowser Pr 80909 CO10 Spring	719 321 9080

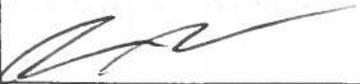


# Petition Against Proposed "Kum + Go"

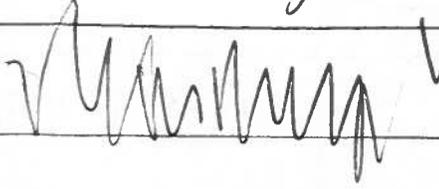
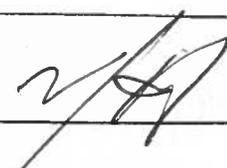
PROJET AT 1216 N. Circle Dr. And 2725 E. San Miguel

Name	Address	Phone
Raymond Rogan	731 Bonfoy Ave	719 (645-3258
Charles Fullang	1402 E San Rafael	719 0321-31620
Seiry McCallup	2219 Saranac Dr.	719 637-4580
Jimmi Ferrell	619 Bonfoy Ave	719-216-8498
June Ivy	930 Home wood Pt Apt 301	719- <del>331</del> 331-8114
Brandon Gibson	411 Lakewood A301	719-644-5739
Jacinta Hall	3129 Sinton Rd 104 80907	251 373 9587
Ben Chavez	1826 E. Krowast	719.635 8582
Joanna Martinez	1830 E. Krowa st.	719.375.1469
Danielle Merritt	4202 Astrozon Blvd	719-678-7502
HBIE (ANWON)	1610 HAMPTON SOUTH	719-217-8759
Lisa Gills	11227 Halifax St. Colo. Spgs. Co. <sup>80915</sup>	719-216-1470
Jessica Rutherford	714 DON JUAN ST 80909	(719) 282-5979
Cindy Morebnd	2634 E Wintah Str.	719-233-8451

Name	Address	Phone
Inman, Noah	1701 Grant Ave	719 666 2327
Rand Beckler	639 Sequoia Dr	719 217 1025
Brittany Jacobsen	6615 Fielding Cir	719 859 0209
Terri Rockholz	1349 Bates Dr	719-354-5744
James Anspach	1105 Circle	(719) 440-9369
Carl Curtis	3055 V Big Spring	719 292 <sup>0610</sup> 8
Michael Sukasi	2625 S Willamette #18 <sup>80919</sup>	719-232-4373
Dustin D	2635 Willamette	719-424-5026
Michael Halverson	3971 E. Bryon St. 80909	636 209-0505
AO <del>XXXX</del>	2125 McArthur Ave.	719-970-9615
Audrey Martinez	4150 W Hamrock Dr.	719-963-2040
Blake Armstrong	2639 E Yamba St	719-639-4099
Deen Kellams	1329 Munes Dr.	719-291-5509
MICHAEL PIPER	827 WAYDEN DR	719 645 5119
DAN MARSH	6659 DUBLIN COOP W	303 947-9028
MARTIN EVANS III	6760 DUBLIN	719 460 5346
RON DEBIAS	719-644-6458	616-4AKE DR C/O 10 S PYS C/O 10 ELPAO

Name	Address	Phone
Kent Smith	3010 Hayman Ter	418-6653
Kapusha Brock	0000 Pikes Peak	719-335-5541
Felipe Salazar	2000 Carranillo St	719-925-8375
Myriel Bacot	1330 Tappan Circle	719 508 1814
Jaime Ellis	2449 Cherokee Park	(719) 308-0857
Kaleb Ellis	6970 Crazy Horse Cir.	(719-308-0857)
Shannon Hayes	6970 Crazy Horse Cir	(719) 922-7474
Chelcie Ellis	930 Bon Roy Ave	719-294-6665
Erre Schaben	1445 Whorkeop	719-453-4888
Yamya Murphy	4145 Tnoreau Dr	719-722-1745
Jordan Stroud	3528 Van Teylingen Dr.	719-337-1901
John Lew Harrison	<del>831 Bennett Ave</del>	719-213-5032
Brian Carpenter	Brian Carpenter	719-337-21273
Jordan Russell		719-508-7178
Wendy Reese Hill		719-424-6018
Ralph Stratton	4200 Stragg Ave CO Springs 80912	719-486-6182
Odyssey Maddox	2525 E Uintah St, Apt 7 Colorado Springs, CO	720-84-1793

Petition against proposed "Kum & Go" project at  
 1214 N Circle Dr. and 2725 E. ~~S~~ <sup>Michael</sup> ~~Salle~~ <sup>St</sup>

Name	Address	Phone
Leon Stone	4010 Baytown Dr	719-960-1116
LARRY Tipton	2650 NURMETHOR	248-250- <sup>1878</sup> <del>2878</del>
Sam Muddleston	2515 E la Salle <sup>80909</sup>	719-419-2913
Cory Mitchell Jr	2423 N Mandri Ave.	719-920-9005
Terese VanTeylingen	2302 Wold Ave	719-287-8183
Michael Gorman (Mick Gorman)	1129 Bennett Hwy	719-648-1518
William Stewart	4242 Drennon Dr. C/S. 608016	719-290-7751
Rubens Reyvoix	JULY AUBREY DRCS	719 574 4615
Kelle Cooper	6138 Pioneer Way	720-304-3775
Lisa Bailey	1725 Winnego Rd	719 354 8431
Gabriella Niskunen	515 n circle drive	719 440 4338
Erin Johnson	155 Eagle View Dr	719-246-0021
Manuel Thame	<sup>est. SGRS Colo.</sup> 1009 McArthur Ave	719-355-0154
Breanna Ellington	6470 Wonne Way APT 8	719-321-7941
	2270 E unite way	

NAME	ADDRESS	Phone #
Angelo Cordova	2923 Hudson St 956	719 686 3036
Soto, JOAQUIN	1010 Delaware AVE	719-419-1698
Ian Scoble	919 Prairie Rd.	(904) 442 4409
Chastity Board	Apt. 2 1019 Prairie Rd Colorado Spg	(719) 407-1536
MARILYN VIGIL	3105 E Dale St Apt 104	(719) 232-6219
JOHN ARAGON	734 West 2nd Dr. Colo	719-237-0673
Barbara Jaja	719-431-7180	1816 N. Circle
Laura Pettiford	719 394 6364	1907 WEST YAMPA
Bernard Lynn	719 675-8120	1907 W. YAMPA
FRANKIE	224 E Harrison St CSC 8090	719-287-6283
Donte Brown	1803 Prairie Ln	719 231-0269
Douglas R Co	730 Sw ope Ave APTA	719-241 3118
Rommel Ballar	4161 Vernal Cirde	719-407-5221
DENZE WARREN	920 Bennett ave.	(719) 493 7985
Cassidy Nelson Cassidy D. Nelson	255 Walden.	(719) 644-3381

PETITION

AGAINST put A

NEW GAS at 1218 N. CIRCLE  
SAN MIGUEL

NAME

ADDRESS

703

870-6829

DAVID LONG

1412 Querida Dr Colo Spgs

Mindy Long

1412 Querida Dr Colo Spgs

703

870-6829

Wayne Wadkins

2019 Wchellton Rd Colorado Springs 720371-5111

JAMES JOHNSON

7830 Steppe Terrace Colorado Springs, Co

80920

719-209-6919

Tarece Brown

3318 E Uindah St

860-890-3995

Noble Ruffin

3318 E Uindah St

719-394-6291

Lisa Barnes

1322 Bates Dr

720 393 0340

Donna Ortega

1007 Winkoop Dr

~~719-460-6806~~

719-460-6806

Marcus McCoy

~~719-460-6806~~

3905 E Bijou

(575) 218-5591

Daron Hawkins

1223 Holmes Dr.

719-963-2640

Wayne Axman

5018 Hardwood Cir

719-309-6422

## Lange, Peter C

---

**From:** Jack Backman <jack@cheersliquormart.com>  
**Sent:** Friday, January 27, 2023 2:01 PM  
**To:** Lange, Peter C  
**Subject:** New development

**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 Sir: I am writing to you about the proposed Kum N Go on Circle and San Miguel. I would like to know if they are going to try to get a license to sell beer? There are already 4 outlets for beer within 3 blocks and we really don't another one!

Jack Backman  
Cheers Liquor Mart  
jack@cheersliquormart.com  
719.574.2244

"Best of the Springs for over 25 years"

## Lange, Peter C

---

**From:** Michael Browning <mbrowning33@msn.com>  
**Sent:** Monday, February 6, 2023 10:50 AM  
**To:** Lange, Peter C  
**Subject:** Kum and Go at Circle and San Miguel

**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 Peter,

My wife and I are apposed to the convenient store that is proposed at Circle and San Miguel. San Miguel and Bennett ave are used as cut through streets by the public. I feel this store would only make things worse. Looking at other Kum and Go's they seem to be in more commercial areas and I feel it is in error to change the zoning to allow this business. I already have 2 Kum and Go's within a 3 mile radius of my house why another one?

Thanks, Michael and Debra Browning  
1328 Bennett ave, 80909

## Lange, Peter C

---

**From:** Julie Gilliam <julie.gilliam04@gmail.com>  
**Sent:** Tuesday, February 7, 2023 8:23 PM  
**To:** Lange, Peter C; Wysocki, Peter  
**Subject:** Kum & Go gas station

**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. Lange,

I am writing to express my concern regarding the development of a Kum & Go gas station in my neighborhood. It is proposed to be built at Circle and San Miguel. I live immediately around the corner and am extremely concerned about this type of development. First off I have to ask how this is going to improve or help my neighborhood/community and is it actually needed? As of right now there are already FOUR gas stations within a half mile of this location....one right across the street from the proposed kum & go and all with cheaper gas prices then a kum & go will ever have. My next concern is in regard to the gasoline fumes that contain a number of toxic chemicals, notably benzene, a carcinogen. In my research it shows that living within 300 feet of a gas station presents a dangerously high exposure to toxic chemicals. I'm shocked to think that this hasn't been taken into consideration....there are apartments and homes adjacent to this property. It is literally in a neighborhood. I'm positive that I would not have bought my home here if there was a gas station at the corner. Which leads me to my next concern which is the increase in traffic at this already dangerous intersection that doesn't have a traffic light. I can't tell you how difficult it is to pull out onto Circle from san miguel...I do it every day...and it's becoming more and more challenging. How are people going to exit and enter this gas station at such a tricky and busy intersection? I have to wonder if the developer of this project has spent any time at this location....it's truly not fit for a gas station. And lastly I'm extremely concerned with the likelihood of higher crime that typically comes with this type of development. I have already seen this with other Kum & Go's built in the surrounding area, they become a hangout for the homeless at all hours of the night.

I would appreciate any feedback you have regarding my stated concerns. I would mostly appreciate that this plan is better thought out about WHO it is serving. If it isn't serving the people who live in this area then why is it being built? What a disgrace for Colorado Springs to let kum & go's build gas stations wherever they want. This has been my home for almost 18 years. I beg you to think about this better and PLEASE think about us and how it will impact us.

Respectfully,

Julie Gilliam (resident of 1310 Northview dr)

ps. I would appreciate being informed of any upcoming meetings regarding this development.

## Lange, Peter C

---

**From:** mike havens <mikemisbehavens@hotmail.com>  
**Sent:** Sunday, February 5, 2023 11:23 AM  
**To:** Lange, Peter C  
**Subject:** Kum & Go at North Circle Drive and San Miguel Street

**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. Strongly Against this project it will bring. more traffic to our Neiborhood's, As the mutable Duplexes from the last project we did not want. has already added enough. problems on my street (Waldean St) for parking. I guess it comes down to, would you? want to look out your picture. window to the view of car pulling in and out. at all hours of the day and night. this is not zoned. for Business this is residential. Please do not allow. this Development to happen.

Thank You

Michael Havens: Concerned Resident

## Lange, Peter C

---

**From:** Harold Hopkins Jr <harold.hopkinsjr@yahoo.com>  
**Sent:** Thursday, February 2, 2023 12:01 PM  
**To:** Lange, Peter C; Harold Hopkins Jr  
**Subject:** zone-23-0003 copn-23-0002

**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!**

Peter,

I own 3 properties 2-3 blocks away from this proposed kum&go, do not want the added auto traffic, noise, gas smells, lights and human traffic, that will come along with this gas station.

The city is going to do it because it's more revenue for their pockets. Tried to fight off the cell tower behind the gas station across the street and all we accomplished was to give the city more money for the appeal.

The decision for the tower was made behind closed doors at the city council meeting and no further comments were allowed, so why try? Now we have a cell tower that sticks out like a sore thumb.

Already have 3 gas stations, a grocery store, bank, post office, 4 pizza stores and a Walgreens, within 3 blocks of this address.

I VOTE NO.

Harold W Hopkins Jr

## Lange, Peter C

---

**From:** Cindy B <cindyb87401@gmail.com>  
**Sent:** Sunday, January 29, 2023 10:33 AM  
**To:** Lange, Peter C  
**Subject:** Oppose Kum & Go

**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!**

Circle and San Miguel

Ladies and Gentlemen,

I am opposed to the Kum and Go on San Miguel and Circle. There are already Gas stations in very close proximity to that area, that would be impacted by another corporate chain. Not to mention the difficulty of westbound traffic on San Miguel and Circle, crossing 4 lanes of traffic on a busy street to get there. Another traffic light is not the answer, either. Traffic would back up, like the mess at Constitution and Powers, where lights are not synchronized, leading to cars waiting for the light to turn to get through the intersection near the Walgreens and Wells Fargo Bank, only to be stopped at Constitution and Powers. They are too close together, and not synchronized efficiently.

Open space, an idea in other cities, would be a good buffer for all the business already established in the area. Perhaps a community garden, a playground, outside meeting area-something green. There is a church across the street. A donation of that corner for a church project would benefit the community, allow the eye to rest, transform the area into something useful without adding more commercial space. I'd be interested to see what they could do with it.

Just a thought. Thank you for your time.

Cynthia Kinsel  
2899 Merry Ln  
Colorado Springs

## Lange, Peter C

---

**From:** Bill Halus <chiefswillwin@yahoo.com>  
**Sent:** Wednesday, February 1, 2023 12:09 PM  
**To:** Lange, Peter C  
**Subject:** Kum and Go San Miguel and Circle

**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. Lange,

I am writing you in regards to the proposed Kum and Go. My only concern is increased traffic at the intersection. Will traffic control measures be put in place at that intersection? I've already seen a few accidents, and at least a few dozen almost major accidents at the intersection.

Regards,  
Joshua Lane  
2508 E San Miguel St  
80909  
719-233-8291

[Sent from Yahoo Mail on Android](#)

## Lange, Peter C

---

**From:** Baz Nixon <barry.n.nixon@gmail.com>  
**Sent:** Tuesday, January 31, 2023 1:50 PM  
**To:** Lange, Peter C  
**Subject:** Kum and Go at North Circle Drive and East San Miguel Street

**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 Peter Lange,

I'd like to comment on the above project. We already have many gas stations in the area. There is one that is across the street from the location in question. I'm concerned that adding the Kum and Go will increase traffic at that intersection and pretty soon, there will need to be a traffic light...close to the traffic light at Uintah and Circle. There is a Safeway gas station there. At Palmer Park and Circle, there is a gas station, and one close to Constitution. Circle is already a crazy street with many accidents. Another gas station in the area will not help that situation, but will make it worse.

Thanks, Barry

## Lange, Peter C

---

**From:** Eric Nordberg <ejnordberg@gmail.com>  
**Sent:** Sunday, January 29, 2023 9:05 PM  
**To:** Lange, Peter C  
**Subject:** COPN-23-0002/Zone-23-0003: Kum & Go at 1216 N Circle Drive

**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. Lange:

Regarding the notification concerning the proposed construction of a Kum & GO facility at the corner of East San Miguel and North Circle Drive, I respectfully submit the following concerns:

1. With current traffic volume on both North Circle and San Miguel, there are frequent accidents due to drivers attempting to enter this intersection against heavy traffic without the aid of a traffic signal. Any further development near this intersection should require the installation of a traffic light.
2. There are three small business convenience stores within the vicinity of this intersection which serve the neighborhood with affordable prices. The approval of a large franchise like Kum & GO in this neighborhood does not communicate the City's support for small businesses nor the economic impact on the neighborhood if these small businesses close as a consequence of this project.
3. There is already significant traffic noise at this intersection due to traffic volume and vehicle horns due to drivers attempting to enter the intersection under heavy traffic. A noise study should be included in the review of this proposal.
4. Service centers like Kum & Go are a significant source of pollution due to fuel runoff and leaking underground storage tanks. The addition of another service station in proximity to this intersection near residential buildings should require an environmental impact assessment.
5. The addition of commercial sites near this intersection will likely have a negative impact on residential property values in the neighborhood. A property value study should be required for this proposal.
6. The addition of commercial sites near this intersection raises concerns that further re-zoning of residential property may result. A moratorium on further commercial development on this intersection should be required prior to approval of this project.

I welcome an opportunity to discuss further or answer any questions you may have for me.

Kindest Regards,

Eric Nordberg  
1309 North Circle Drive  
Colorado Springs, Colorado 80909  
(719) 314-9415  
[ejnordberg@gmail.com](mailto:ejnordberg@gmail.com)

# NTMP Data Summary Sheet: 2608 E San Miguel St.

## Project/Location:

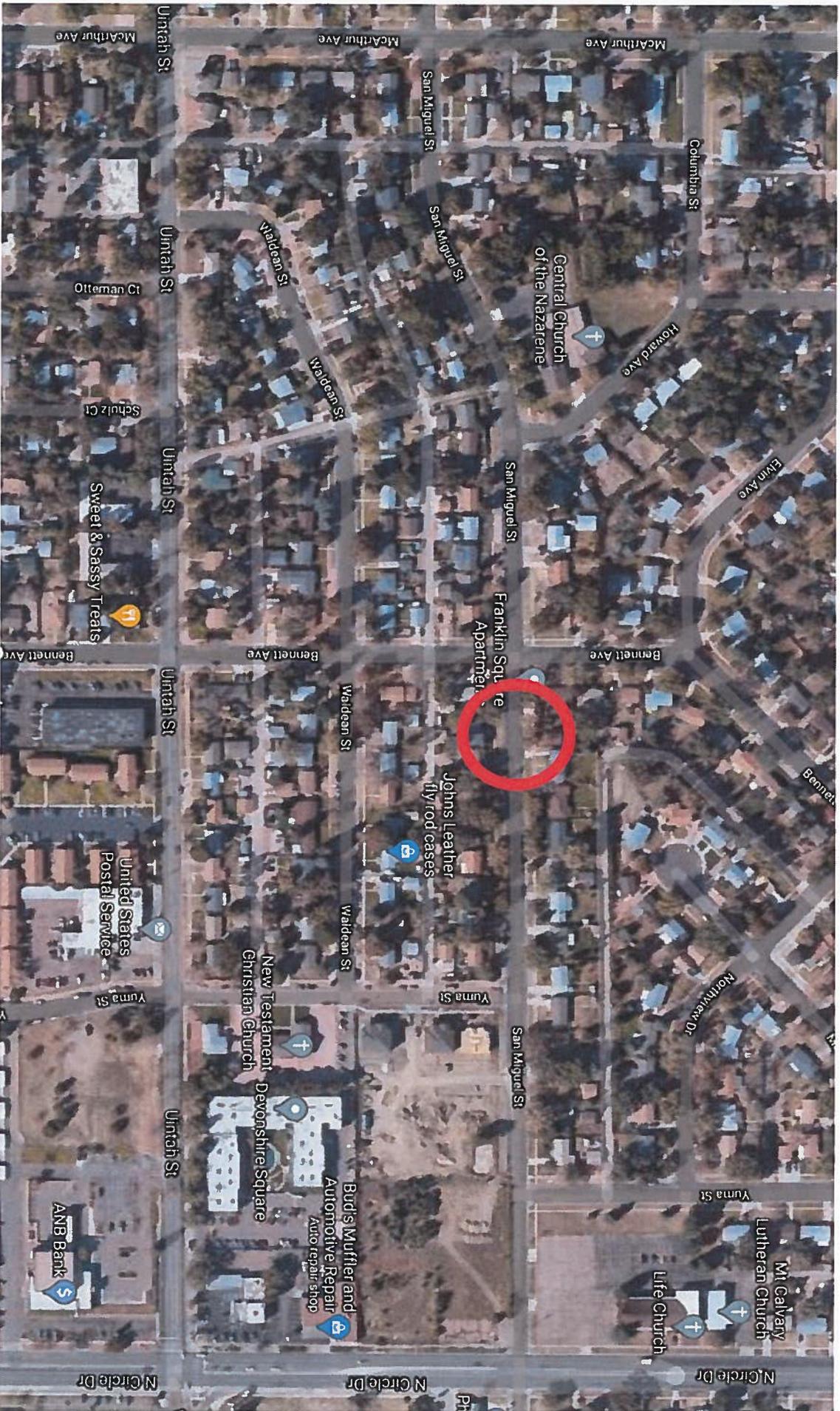
Count Location: E San Miguel St.  
Count Date: 9/29/2020  
Duration: 24 Hours  
Weather: Fair  
ADT/Direction: 152/EB  
ADT/Direction: 255/WB  
ADT/Combined: 407  
Posted Speed: 25 mph  
Roadway Width: 40 feet

Average Speed (direction): 34mph (EB)  
Average Speed (direction): 35mph (WB)  
Mode Speed (direction): 25mph (EB)  
Mode Speed (direction): 25mph (WB)  
% Exceeding Posted Speed (direction): 83.46% (EB)  
% Exceeding Posted Speed (direction): 82.38% (WB)  
Top 15% Speed Exceeds (direction) : 46.88 (EB)  
Top 15% Speed Exceeds (direction) : 43.50 (WB)

Adjusted Avg. Speed 34mph  
Average Travel Speed: 35mph  
Mode Speed Average: 25mph

## Comments:

- No Striping
- On-Street Parking
- 1 Speed-Related Accident Reported (3YR)
- 4-Way Stop at McArthur



## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 403951 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> EB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 152 <b>AADT Count:</b> 152 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry

Tue,09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[12:00 AM-12:15 AM]	0	0 MPH	50 F	---
[12:15 AM-12:30 AM]	1	48 MPH	50 F	---
[12:30 AM-12:45 AM]	1	48 MPH	50 F	---
[12:45 AM-01:00 AM]	0	0 MPH	50 F	---
[01:00 AM-01:15 AM]	0	0 MPH	50 F	---
[01:15 AM-01:30 AM]	0	0 MPH	48 F	---
[01:30 AM-01:45 AM]	0	0 MPH	48 F	---
[01:45 AM-02:00 AM]	0	0 MPH	48 F	---
[02:00 AM-02:15 AM]	0	0 MPH	48 F	---
[02:15 AM-02:30 AM]	1	22 MPH	48 F	---
[02:30 AM-02:45 AM]	1	42 MPH	46 F	---
[02:45 AM-03:00 AM]	0	0 MPH	46 F	---
[03:00 AM-03:15 AM]	0	0 MPH	46 F	---
[03:15 AM-03:30 AM]	0	0 MPH	46 F	---
[03:30 AM-03:45 AM]	1	28 MPH	46 F	---
[03:45 AM-04:00 AM]	0	0 MPH	46 F	---
[04:00 AM-04:15 AM]	0	0 MPH	46 F	---
[04:15 AM-04:30 AM]	0	0 MPH	46 F	---
[04:30 AM-04:45 AM]	0	0 MPH	45 F	---
[04:45 AM-05:00 AM]	0	0 MPH	45 F	---
[05:00 AM-05:15 AM]	0	0 MPH	45 F	---
[05:15 AM-05:30 AM]	1	75 MPH	45 F	---
[05:30 AM-05:45 AM]	0	0 MPH	45 F	---
[05:45 AM-06:00 AM]	0	0 MPH	45 F	---
[06:00 AM-06:15 AM]	3	38 MPH	45 F	---
[06:15 AM-06:30 AM]	1	52 MPH	45 F	---
[06:30 AM-06:45 AM]	2	48 MPH	45 F	---
[06:45 AM-07:00 AM]	1	48 MPH	45 F	---
[07:00 AM-07:15 AM]	1	62 MPH	45 F	---
[07:15 AM-07:30 AM]	1	52 MPH	45 F	---
[07:30 AM-07:45 AM]	6	37 MPH	46 F	---
[07:45 AM-08:00 AM]	4	41 MPH	46 F	---
[08:00 AM-08:15 AM]	1	32 MPH	48 F	---
[08:15 AM-08:30 AM]	1	58 MPH	48 F	---
[08:30 AM-08:45 AM]	1	28 MPH	50 F	---
[08:45 AM-09:00 AM]	4	50 MPH	50 F	---
[09:00 AM-09:15 AM]	2	32 MPH	50 F	---
[09:15 AM-09:30 AM]	3	28 MPH	50 F	---
[09:30 AM-09:45 AM]	2	25 MPH	52 F	---
[09:45 AM-10:00 AM]	1	0 MPH	54 F	---
[10:00 AM-10:15 AM]	1	0 MPH	54 F	---
[10:15 AM-10:30 AM]	4	35 MPH	55 F	---
[10:30 AM-10:45 AM]	3	37 MPH	57 F	---
[10:45 AM-11:00 AM]	3	33 MPH	57 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 403951 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> EB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 152 <b>AADT Count:</b> 152 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry

Tue,09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[11:00 AM-11:15 AM]	2	30 MPH	64 F	---
[11:15 AM-11:30 AM]	3	0 MPH	77 F	---
[11:30 AM-11:45 AM]	2	27 MPH	79 F	---
[11:45 AM-12:00 PM]	3	18 MPH	86 F	---
[12:00 PM-12:15 PM]	3	45 MPH	93 F	---
[12:15 PM-12:30 PM]	0	0 MPH	97 F	---
[12:30 PM-12:45 PM]	5	34 MPH	100 F	---
[12:45 PM-01:00 PM]	1	22 MPH	104 F	---
[01:00 PM-01:15 PM]	1	28 MPH	106 F	---
[01:15 PM-01:30 PM]	1	42 MPH	108 F	---
[01:30 PM-01:45 PM]	1	48 MPH	97 F	---
[01:45 PM-02:00 PM]	2	33 MPH	91 F	---
[02:00 PM-02:15 PM]	0	0 MPH	86 F	---
[02:15 PM-02:30 PM]	4	29 MPH	82 F	---
[02:30 PM-02:45 PM]	2	28 MPH	82 F	---
[02:45 PM-03:00 PM]	5	30 MPH	84 F	---
[03:00 PM-03:15 PM]	3	31 MPH	81 F	---
[03:15 PM-03:30 PM]	4	34 MPH	79 F	---
[03:30 PM-03:45 PM]	4	31 MPH	77 F	---
[03:45 PM-04:00 PM]	5	26 MPH	77 F	---
[04:00 PM-04:15 PM]	5	34 MPH	81 F	---
[04:15 PM-04:30 PM]	6	28 MPH	86 F	---
[04:30 PM-04:45 PM]	3	45 MPH	88 F	---
[04:45 PM-05:00 PM]	4	27 MPH	88 F	---
[05:00 PM-05:15 PM]	2	33 MPH	86 F	---
[05:15 PM-05:30 PM]	4	38 MPH	84 F	---
[05:30 PM-05:45 PM]	1	0 MPH	81 F	---
[05:45 PM-06:00 PM]	0	0 MPH	79 F	---
[06:00 PM-06:15 PM]	3	33 MPH	77 F	---
[06:15 PM-06:30 PM]	2	28 MPH	75 F	---
[06:30 PM-06:45 PM]	4	27 MPH	73 F	---
[06:45 PM-07:00 PM]	2	23 MPH	72 F	---
[07:00 PM-07:15 PM]	3	35 MPH	70 F	---
[07:15 PM-07:30 PM]	1	38 MPH	70 F	---
[07:30 PM-07:45 PM]	3	33 MPH	68 F	---
[07:45 PM-08:00 PM]	0	0 MPH	68 F	---
[08:00 PM-08:15 PM]	0	0 MPH	66 F	---
[08:15 PM-08:30 PM]	0	0 MPH	66 F	---
[08:30 PM-08:45 PM]	1	22 MPH	64 F	---
[08:45 PM-09:00 PM]	0	0 MPH	64 F	---
[09:00 PM-09:15 PM]	1	32 MPH	64 F	---
[09:15 PM-09:30 PM]	2	35 MPH	63 F	---
[09:30 PM-09:45 PM]	0	0 MPH	63 F	---
[09:45 PM-10:00 PM]	0	0 MPH	63 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 403951 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15		<b>Location:</b> E of Bennett <b>Lane:</b> EB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO		<b>Raw Count:</b> 152 <b>AADT Count:</b> 152 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25	
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry	
Tue,09/29/2020					
[10:00 PM-10:15 PM]	0	0 MPH	61 F	---	
[10:15 PM-10:30 PM]	1	32 MPH	61 F	---	
[10:30 PM-10:45 PM]	0	0 MPH	61 F	---	
[10:45 PM-11:00 PM]	0	0 MPH	59 F	---	
[11:00 PM-11:15 PM]	0	0 MPH	59 F	---	
[11:15 PM-11:30 PM]	0	0 MPH	59 F	---	
[11:30 PM-11:45 PM]	2	38 MPH	59 F	---	
[11:45 PM-12:00 AM]	0	0 MPH	57 F	---	
09/29/2020 12:00 AM					
09/30/2020 12:00 AM					
	152	34 MPH	64 F		

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 404064 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> WB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 255 <b>AADT Count:</b> 255 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25
---	--	--

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
---------------------	---------------	---------------	---------------------	-------------------------

Tue, 09/29/2020

[12:00 AM-12:15 AM]	0	0 MPH	57 F	---
[12:15 AM-12:30 AM]	0	0 MPH	57 F	---
[12:30 AM-12:45 AM]	1	68 MPH	55 F	---
[12:45 AM-01:00 AM]	0	0 MPH	55 F	---
[01:00 AM-01:15 AM]	0	0 MPH	55 F	---
[01:15 AM-01:30 AM]	0	0 MPH	55 F	---
[01:30 AM-01:45 AM]	0	0 MPH	54 F	---
[01:45 AM-02:00 AM]	0	0 MPH	54 F	---
[02:00 AM-02:15 AM]	1	28 MPH	54 F	---
[02:15 AM-02:30 AM]	0	0 MPH	54 F	---
[02:30 AM-02:45 AM]	0	0 MPH	54 F	---
[02:45 AM-03:00 AM]	0	0 MPH	52 F	---
[03:00 AM-03:15 AM]	0	0 MPH	52 F	---
[03:15 AM-03:30 AM]	0	0 MPH	52 F	---
[03:30 AM-03:45 AM]	0	0 MPH	52 F	---
[03:45 AM-04:00 AM]	0	0 MPH	52 F	---
[04:00 AM-04:15 AM]	2	4 MPH	52 F	---
[04:15 AM-04:30 AM]	0	0 MPH	52 F	---
[04:30 AM-04:45 AM]	0	0 MPH	50 F	---
[04:45 AM-05:00 AM]	0	0 MPH	50 F	---
[05:00 AM-05:15 AM]	0	0 MPH	50 F	---
[05:15 AM-05:30 AM]	0	0 MPH	50 F	---
[05:30 AM-05:45 AM]	1	22 MPH	50 F	---
[05:45 AM-06:00 AM]	0	0 MPH	50 F	---
[06:00 AM-06:15 AM]	2	0 MPH	50 F	---
[06:15 AM-06:30 AM]	4	40 MPH	50 F	---
[06:30 AM-06:45 AM]	1	38 MPH	50 F	---
[06:45 AM-07:00 AM]	0	0 MPH	50 F	---
[07:00 AM-07:15 AM]	1	42 MPH	50 F	---
[07:15 AM-07:30 AM]	2	42 MPH	50 F	---
[07:30 AM-07:45 AM]	2	30 MPH	50 F	---
[07:45 AM-08:00 AM]	3	50 MPH	52 F	---
[08:00 AM-08:15 AM]	4	32 MPH	54 F	---
[08:15 AM-08:30 AM]	2	30 MPH	54 F	---
[08:30 AM-08:45 AM]	2	43 MPH	55 F	---
[08:45 AM-09:00 AM]	3	40 MPH	55 F	---
[09:00 AM-09:15 AM]	2	35 MPH	55 F	---
[09:15 AM-09:30 AM]	1	0 MPH	59 F	---
[09:30 AM-09:45 AM]	2	50 MPH	61 F	---
[09:45 AM-10:00 AM]	4	41 MPH	61 F	---
[10:00 AM-10:15 AM]	6	27 MPH	63 F	---
[10:15 AM-10:30 AM]	3	40 MPH	63 F	---
[10:30 AM-10:45 AM]	3	36 MPH	64 F	---
[10:45 AM-11:00 AM]	4	52 MPH	70 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 404064 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> WB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 255 <b>AADT Count:</b> 255 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry

Tue,09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[11:00 AM-11:15 AM]	3	37 MPH	72 F	---
[11:15 AM-11:30 AM]	3	30 MPH	82 F	---
[11:30 AM-11:45 AM]	2	35 MPH	90 F	---
[11:45 AM-12:00 PM]	4	32 MPH	95 F	---
[12:00 PM-12:15 PM]	5	37 MPH	100 F	---
[12:15 PM-12:30 PM]	1	38 MPH	104 F	---
[12:30 PM-12:45 PM]	3	34 MPH	106 F	---
[12:45 PM-01:00 PM]	9	38 MPH	108 F	---
[01:00 PM-01:15 PM]	3	34 MPH	109 F	---
[01:15 PM-01:30 PM]	4	35 MPH	111 F	---
[01:30 PM-01:45 PM]	5	38 MPH	111 F	---
[01:45 PM-02:00 PM]	10	28 MPH	113 F	---
[02:00 PM-02:15 PM]	3	31 MPH	106 F	---
[02:15 PM-02:30 PM]	7	27 MPH	100 F	---
[02:30 PM-02:45 PM]	5	30 MPH	104 F	---
[02:45 PM-03:00 PM]	10	28 MPH	108 F	---
[03:00 PM-03:15 PM]	5	40 MPH	109 F	---
[03:15 PM-03:30 PM]	8	32 MPH	109 F	---
[03:30 PM-03:45 PM]	5	27 MPH	109 F	---
[03:45 PM-04:00 PM]	6	30 MPH	108 F	---
[04:00 PM-04:15 PM]	10	37 MPH	106 F	---
[04:15 PM-04:30 PM]	2	33 MPH	106 F	---
[04:30 PM-04:45 PM]	5	33 MPH	104 F	---
[04:45 PM-05:00 PM]	10	40 MPH	102 F	---
[05:00 PM-05:15 PM]	5	37 MPH	99 F	---
[05:15 PM-05:30 PM]	3	29 MPH	95 F	---
[05:30 PM-05:45 PM]	9	32 MPH	91 F	---
[05:45 PM-06:00 PM]	7	48 MPH	88 F	---
[06:00 PM-06:15 PM]	7	30 MPH	88 F	---
[06:15 PM-06:30 PM]	4	29 MPH	84 F	---
[06:30 PM-06:45 PM]	3	27 MPH	82 F	---
[06:45 PM-07:00 PM]	6	26 MPH	81 F	---
[07:00 PM-07:15 PM]	2	22 MPH	79 F	---
[07:15 PM-07:30 PM]	2	28 MPH	79 F	---
[07:30 PM-07:45 PM]	6	39 MPH	77 F	---
[07:45 PM-08:00 PM]	1	22 MPH	77 F	---
[08:00 PM-08:15 PM]	2	27 MPH	75 F	---
[08:15 PM-08:30 PM]	3	59 MPH	75 F	---
[08:30 PM-08:45 PM]	2	52 MPH	73 F	---
[08:45 PM-09:00 PM]	2	45 MPH	73 F	---
[09:00 PM-09:15 PM]	2	38 MPH	72 F	---
[09:15 PM-09:30 PM]	0	0 MPH	72 F	---
[09:30 PM-09:45 PM]	1	52 MPH	70 F	---
[09:45 PM-10:00 PM]	2	18 MPH	70 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 404064 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> WB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 255 <b>AADT Count:</b> 255 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
Tue, 09/29/2020				
[10:00 PM-10:15 PM]	1	28 MPH	68 F	---
[10:15 PM-10:30 PM]	0	0 MPH	68 F	---
[10:30 PM-10:45 PM]	1	68 MPH	68 F	---
[10:45 PM-11:00 PM]	0	0 MPH	66 F	---
[11:00 PM-11:15 PM]	0	0 MPH	66 F	---
[11:15 PM-11:30 PM]	0	0 MPH	66 F	---
[11:30 PM-11:45 PM]	0	0 MPH	64 F	---
[11:45 PM-12:00 AM]	0	0 MPH	64 F	---
09/29/2020 12:00 AM				
09/30/2020 12:00 AM	255	35 MPH	73 F	

## Lange, Peter C

---

**From:** Megan ORear <megan.orear@gmail.com>  
**Sent:** Sunday, January 29, 2023 2:35 PM  
**To:** Lange, Peter C  
**Subject:** Property Owner Response: ZONE-23-0003 & COPN-23-0002  
**Attachments:** San Miguel St. Data (9-20).pdf

**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 message is a response to the mailed postcard notice my neighbor received about a potential development project at North Circle Drive and East San Miguel Street.

1216 N Circle Drive & 2725 E San Miguel Street, Colorado Springs, 80909.

**File Numbers:**

- ZONE-23-0003
- COPN 23-0002

**I am a homeowner who lives at 1316 Prairie Rd, Colorado Springs, CO 80909.** My property is a few short blocks from the proposed zoning change and development site. My children and I routinely walk past the site with our dog.

I am concerned about this project for the following reasons:

- **Impact on traffic (N. Circle and associated intersection)**

- The section of N. Circle that this project is proposed for is already narrow and heavily trafficked. In order to exit my neighborhood via N. Circle and head north, my neighbors and I have to take a left turn that is already difficult due to the blind hill at Uintah and the steady flow of both N- and S-bound Circle traffic. I fear that adding a large business that is created for constant in-out traffic will make this intersection even worse, and I already avoid that route in and out of my neighborhood due to the blind spots and speed of traffic on Circle.
- At baseline, our neighborhood (N Circle and surrounding main roads --Palmer Park, Constitution, Uintah, Galley to name a few) already has issues with street racing and associated activities. There are frequent gatherings of cars at the parking lot at Palmer Park and Circle that will engage in street racing activities. My fear is that adding a large gas station with 17 parking spots (per the postcard) will create an additional location for these gatherings. I know that my neighbors have phoned in noise complaints about the street racing activities already and I do not want these to get worse.

- **Impact on traffic (San Miguel neighborhood street)**

- E. San Miguel has had a baseline problem with speeding and traffic for many years. Over the last few years, many neighbors have regularly requested speed studies and traffic calming activities to slow the cars that use San Miguel as an East-West route. I have attached just one speed study from Erin Purcell (Engineering Technician II, City of Colorado Springs, Traffic Engineering Division, (719) 385-7607, [Erin.Purcell@coloradosprings.gov](mailto:Erin.Purcell@coloradosprings.gov)) that led to the installation of a four-way stop sign at San Miguel and Bennett. This study is from 2020. I can tell you from experience that many cars do not stop despite this addition which adds stress as a parent when my children are walking the dog and riding their bikes in the neighborhood.
- I am very concerned that adding a business such as is proposed will greatly increase the volume and speed of traffic on E. San Miguel, a neighborhood street that is frequented by children on bikes, people with pets, and parents with strollers. I regularly walk in my neighborhood. My house is closer to the intersection of E. San Miguel and Prairie Rd, there is a 2-way stop here (on San Miguel)

and cars run it all the time. In the 3 years I have lived here, my anxiety about just driving through that intersection has not decreased due to the frequency of vehicles running the stop sign partnered with the speed at which they drive on E. San Miguel. If that is how I feel while I'm driving, you can imagine how I feel about letting my children walk along or cross that street. We are sandwiched between Palmer Park and Uintah, which are both already busy streets. As a family living in a neighborhood, I don't think it's too much to desire a baseline feeling of safety from fast vehicles.

- **Noise/Light/Safety**

- This proposed project will put the new business onto a neighborhood street; also, this type of business is often open 24-hours/day. This will attract activity/business into my neighborhood at hours that I and my neighbors would prefer to be quieter and calmer. Not only that, businesses that are open 24 hours attract a certain type of person. I cannot ignore the threat this poses to my children. Living in a suburban neighborhood, we would like to be free of businesses, especially businesses that will be open 24 hours attracting people that do not live here and care about this community onto our streets in the dark.
- The safety concern is especially relevant considering there are already multiple gas stations and convenience stores within a few blocks, just outside our neighborhood boundaries. It is unnecessary.

- **Unnecessary business**

- In the area surrounding this proposed development, there are already gas stations (Everyday on N. Circle/Alpine Dr., Smoker Friendly on Circle/Palmer Park, Safeway on Circle/Galley, and Gas Stop on Circle/Galley--directly across the street!), and convenience stores (in addition to the gas stations there is a 7-11 at Circle/Galley, Walgreens at Circle/Galley, 7-11 at Palmer Park/Academy). While I have no doubt that a new, large, additional business will have business in this area, our region is already heavily served by these other offerings.
- I have expected this land to be developed at some point since moving to Knob Hill in 2019, but hoped that it would be a business that brings a benefit to my neighborhood and myself. A convenience store/gas station is unneeded and provides no tangible benefit to us that I can see. I had hoped that this area would be developed at some point, but was looking forward to a business that functions during day-time hours, and offers a service this area is lacking. I recognize this idea is not related to my specific concerns about this development, but I include it here to demonstrate that I am not against all development, nor do I expect land to stay empty in my area forever. Rather, I wish that land and businesses in my area be used in ways to benefit the location and residents.

I have written this response out of sincere concern and hope that my voice can be heard and taken into consideration. I truly love my neighborhood. I want to see positive, helpful development that contributes to a better life for my neighbors and myself. I genuinely believe this particular development plan is a bad choice for this city and neighborhood.

Respectfully Submitted,  
Megan O'Rear--Homeowner, Friend, & Neighbor  
1316 Prairie Rd  
Colorado Springs, CO 80909

## Lange, Peter C

---

**From:** Tracy Schlotman <pugcrazy40@gmail.com>  
**Sent:** Friday, January 27, 2023 12:56 PM  
**To:** Lange, Peter C  
**Subject:** Development proposal Zone-23 -0003

**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. Lange,

This is in regard to file numbers:  
Zone-23-0003  
Copn-23-0002

I am absolutely opposed to this proposed development. It is not appropriate to be in this neighborhood. We already have a 7-Eleven down the street by one block from where the proposed area is going to be and 2 more convince stores and gas stations 2 and 4 blocks north of the site.

There is also 2 gas stations, one across the street and one down a block.

Additionally this proposed development will further increase crime in this area, of which we do not get much police coverage for currently. In addition it will lower property taxes even more. It will make the neighborhood an area of blight for crime, for transients, not to mention further increase the traffic. The proposed corner that it's going to go on additionally would most likely be the cause for multiple car wrecks if this development goes in.

There's absolutely no need for another convenience market to be in this area. We're trying to save our neighborhood and not increase the risk of crime or drive further residents out of the area. Traffic is bad enough on East San Miguel Street to begin with including constant speeders. We don't need to add more blight to this area. I will fight this as hard as I can because my home is on East San Miguel and I do not need to have my property values decrease even more. I am a senior citizen and I do not have the means or the ability to just simply go find a house somewhere else. This neighborhood needs to be preserved to be a decent neighborhood and not a hub for more or additional crime, traffic and rift raft with less than desirable people around it.

Sincerely

Tracy Schlotman  
2613 E San Miguel St, Colorado Springs, CO 80909

## Lange, Peter C

---

**From:** Derek Stieben <huntfishhike@rocketmail.com>  
**Sent:** Tuesday, February 7, 2023 9:34 PM  
**To:** Lange, Peter C; Wysocki, Peter  
**Subject:** Kum and Go.

**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,

My name is Derek S. I live with my girlfriend in the neighborhood where a new Kum and Go is being proposed. My objection to this is that, and I'm sure you are aware, there are already two Kum and Go convenient stores with 1.5 miles of our neighborhood. All Kum and Go stores are open 24 hours. Except one that is 1.5 miles away from us, has to close at 8pm because of the ever worsening homelessness problem, along with drug use. So why is it, that we need another gas station in our neighborhood. We have four existing gas stations within a two minute drive from our house already. Does our neighborhood really need another. We already have random people sleeping in cars down the street. A Kum and Go just a block away from us will attract the same problems as the store that has to close early every night. This means that there will be increased homeless traffic literally brought to our front door, and back alley. There are also 24 Kum and Go stores within 10 miles of our home. I'm pretty sure I can find one if I need to shop there.

Worried and concerned about the future of this city, sincerely  
Derek S.

[Sent from Yahoo Mail on Android](#)

# NTMP Data Summary Sheet: 2608 E San Miguel St.

## Project/Location:

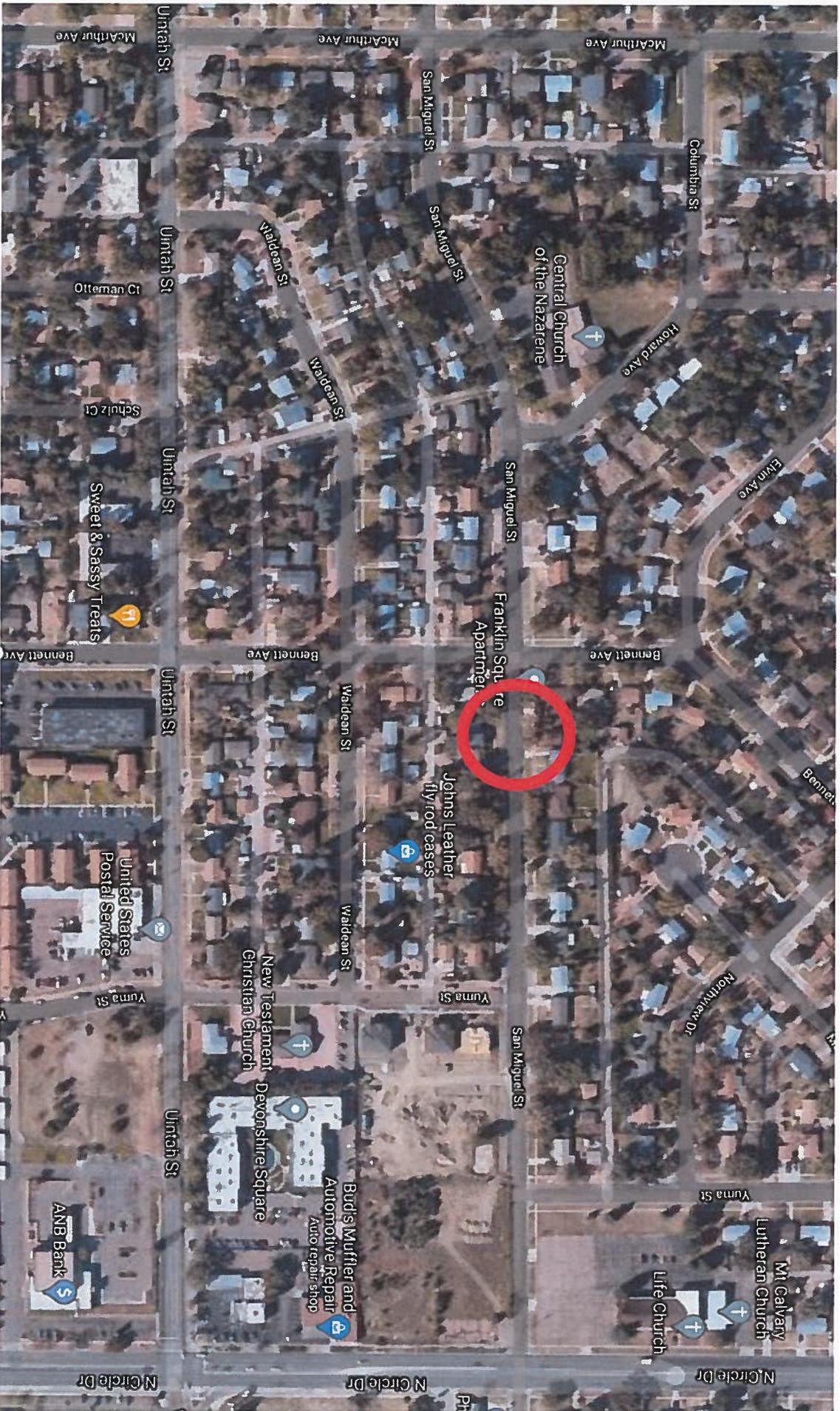
Count Location: E San Miguel St.  
Count Date: 9/29/2020  
Duration: 24 Hours  
Weather: Fair  
ADT/Direction: 152/EB  
ADT/Direction: 255/WB  
ADT/Combined: 407  
Posted Speed: 25 mph  
Roadway Width: 40 feet

Average Speed (direction): 34mph (EB)  
Average Speed (direction): 35mph (WB)  
Mode Speed (direction): 25mph (EB)  
Mode Speed (direction): 25mph (WB)  
% Exceeding Posted Speed (direction): 83.46% (EB)  
% Exceeding Posted Speed (direction): 82.38% (WB)  
Top 15% Speed Exceeds (direction) : 46.88 (EB)  
Top 15% Speed Exceeds (direction) : 43.50 (WB)

**Adjusted Avg. Speed** 34mph  
**Average Travel Speed:** 35mph  
**Mode Speed Average:** 25mph

## Comments:

- No Striping
- On-Street Parking
- 1 Speed-Related Accident Reported (3YR)
- 4-Way Stop at McArthur



## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 403951 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> EB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 152 <b>AADT Count:</b> 152 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry

Tue,09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[12:00 AM-12:15 AM]	0	0 MPH	50 F	---
[12:15 AM-12:30 AM]	1	48 MPH	50 F	---
[12:30 AM-12:45 AM]	1	48 MPH	50 F	---
[12:45 AM-01:00 AM]	0	0 MPH	50 F	---
[01:00 AM-01:15 AM]	0	0 MPH	50 F	---
[01:15 AM-01:30 AM]	0	0 MPH	48 F	---
[01:30 AM-01:45 AM]	0	0 MPH	48 F	---
[01:45 AM-02:00 AM]	0	0 MPH	48 F	---
[02:00 AM-02:15 AM]	0	0 MPH	48 F	---
[02:15 AM-02:30 AM]	1	22 MPH	48 F	---
[02:30 AM-02:45 AM]	1	42 MPH	46 F	---
[02:45 AM-03:00 AM]	0	0 MPH	46 F	---
[03:00 AM-03:15 AM]	0	0 MPH	46 F	---
[03:15 AM-03:30 AM]	0	0 MPH	46 F	---
[03:30 AM-03:45 AM]	1	28 MPH	46 F	---
[03:45 AM-04:00 AM]	0	0 MPH	46 F	---
[04:00 AM-04:15 AM]	0	0 MPH	46 F	---
[04:15 AM-04:30 AM]	0	0 MPH	46 F	---
[04:30 AM-04:45 AM]	0	0 MPH	45 F	---
[04:45 AM-05:00 AM]	0	0 MPH	45 F	---
[05:00 AM-05:15 AM]	0	0 MPH	45 F	---
[05:15 AM-05:30 AM]	1	75 MPH	45 F	---
[05:30 AM-05:45 AM]	0	0 MPH	45 F	---
[05:45 AM-06:00 AM]	0	0 MPH	45 F	---
[06:00 AM-06:15 AM]	3	38 MPH	45 F	---
[06:15 AM-06:30 AM]	1	52 MPH	45 F	---
[06:30 AM-06:45 AM]	2	48 MPH	45 F	---
[06:45 AM-07:00 AM]	1	48 MPH	45 F	---
[07:00 AM-07:15 AM]	1	62 MPH	45 F	---
[07:15 AM-07:30 AM]	1	52 MPH	45 F	---
[07:30 AM-07:45 AM]	6	37 MPH	46 F	---
[07:45 AM-08:00 AM]	4	41 MPH	46 F	---
[08:00 AM-08:15 AM]	1	32 MPH	48 F	---
[08:15 AM-08:30 AM]	1	58 MPH	48 F	---
[08:30 AM-08:45 AM]	1	28 MPH	50 F	---
[08:45 AM-09:00 AM]	4	50 MPH	50 F	---
[09:00 AM-09:15 AM]	2	32 MPH	50 F	---
[09:15 AM-09:30 AM]	3	28 MPH	50 F	---
[09:30 AM-09:45 AM]	2	25 MPH	52 F	---
[09:45 AM-10:00 AM]	1	0 MPH	54 F	---
[10:00 AM-10:15 AM]	1	0 MPH	54 F	---
[10:15 AM-10:30 AM]	4	35 MPH	55 F	---
[10:30 AM-10:45 AM]	3	37 MPH	57 F	---
[10:45 AM-11:00 AM]	3	33 MPH	57 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 403951 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> EB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 152 <b>AADT Count:</b> 152 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry

Tue,09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[11:00 AM-11:15 AM]	2	30 MPH	64 F	---
[11:15 AM-11:30 AM]	3	0 MPH	77 F	---
[11:30 AM-11:45 AM]	2	27 MPH	79 F	---
[11:45 AM-12:00 PM]	3	18 MPH	86 F	---
[12:00 PM-12:15 PM]	3	45 MPH	93 F	---
[12:15 PM-12:30 PM]	0	0 MPH	97 F	---
[12:30 PM-12:45 PM]	5	34 MPH	100 F	---
[12:45 PM-01:00 PM]	1	22 MPH	104 F	---
[01:00 PM-01:15 PM]	1	28 MPH	106 F	---
[01:15 PM-01:30 PM]	1	42 MPH	108 F	---
[01:30 PM-01:45 PM]	1	48 MPH	97 F	---
[01:45 PM-02:00 PM]	2	33 MPH	91 F	---
[02:00 PM-02:15 PM]	0	0 MPH	86 F	---
[02:15 PM-02:30 PM]	4	29 MPH	82 F	---
[02:30 PM-02:45 PM]	2	28 MPH	82 F	---
[02:45 PM-03:00 PM]	5	30 MPH	84 F	---
[03:00 PM-03:15 PM]	3	31 MPH	81 F	---
[03:15 PM-03:30 PM]	4	34 MPH	79 F	---
[03:30 PM-03:45 PM]	4	31 MPH	77 F	---
[03:45 PM-04:00 PM]	5	26 MPH	77 F	---
[04:00 PM-04:15 PM]	5	34 MPH	81 F	---
[04:15 PM-04:30 PM]	6	28 MPH	86 F	---
[04:30 PM-04:45 PM]	3	45 MPH	88 F	---
[04:45 PM-05:00 PM]	4	27 MPH	88 F	---
[05:00 PM-05:15 PM]	2	33 MPH	86 F	---
[05:15 PM-05:30 PM]	4	38 MPH	84 F	---
[05:30 PM-05:45 PM]	1	0 MPH	81 F	---
[05:45 PM-06:00 PM]	0	0 MPH	79 F	---
[06:00 PM-06:15 PM]	3	33 MPH	77 F	---
[06:15 PM-06:30 PM]	2	28 MPH	75 F	---
[06:30 PM-06:45 PM]	4	27 MPH	73 F	---
[06:45 PM-07:00 PM]	2	23 MPH	72 F	---
[07:00 PM-07:15 PM]	3	35 MPH	70 F	---
[07:15 PM-07:30 PM]	1	38 MPH	70 F	---
[07:30 PM-07:45 PM]	3	33 MPH	68 F	---
[07:45 PM-08:00 PM]	0	0 MPH	68 F	---
[08:00 PM-08:15 PM]	0	0 MPH	66 F	---
[08:15 PM-08:30 PM]	0	0 MPH	66 F	---
[08:30 PM-08:45 PM]	1	22 MPH	64 F	---
[08:45 PM-09:00 PM]	0	0 MPH	64 F	---
[09:00 PM-09:15 PM]	1	32 MPH	64 F	---
[09:15 PM-09:30 PM]	2	35 MPH	63 F	---
[09:30 PM-09:45 PM]	0	0 MPH	63 F	---
[09:45 PM-10:00 PM]	0	0 MPH	63 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 403951 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15		<b>Location:</b> E of Bennett <b>Lane:</b> EB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO		<b>Raw Count:</b> 152 <b>AADT Count:</b> 152 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25	
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry	
Tue,09/29/2020					
[10:00 PM-10:15 PM]	0	0 MPH	61 F	---	
[10:15 PM-10:30 PM]	1	32 MPH	61 F	---	
[10:30 PM-10:45 PM]	0	0 MPH	61 F	---	
[10:45 PM-11:00 PM]	0	0 MPH	59 F	---	
[11:00 PM-11:15 PM]	0	0 MPH	59 F	---	
[11:15 PM-11:30 PM]	0	0 MPH	59 F	---	
[11:30 PM-11:45 PM]	2	38 MPH	59 F	---	
[11:45 PM-12:00 AM]	0	0 MPH	57 F	---	
09/29/2020 12:00 AM					
09/30/2020 12:00 AM		152	34 MPH	64 F	

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 404064 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> WB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 255 <b>AADT Count:</b> 255 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25
---	--	--

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
---------------------	---------------	---------------	---------------------	-------------------------

Tue, 09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[12:00 AM-12:15 AM]	0	0 MPH	57 F	---
[12:15 AM-12:30 AM]	0	0 MPH	57 F	---
[12:30 AM-12:45 AM]	1	68 MPH	55 F	---
[12:45 AM-01:00 AM]	0	0 MPH	55 F	---
[01:00 AM-01:15 AM]	0	0 MPH	55 F	---
[01:15 AM-01:30 AM]	0	0 MPH	55 F	---
[01:30 AM-01:45 AM]	0	0 MPH	54 F	---
[01:45 AM-02:00 AM]	0	0 MPH	54 F	---
[02:00 AM-02:15 AM]	1	28 MPH	54 F	---
[02:15 AM-02:30 AM]	0	0 MPH	54 F	---
[02:30 AM-02:45 AM]	0	0 MPH	54 F	---
[02:45 AM-03:00 AM]	0	0 MPH	52 F	---
[03:00 AM-03:15 AM]	0	0 MPH	52 F	---
[03:15 AM-03:30 AM]	0	0 MPH	52 F	---
[03:30 AM-03:45 AM]	0	0 MPH	52 F	---
[03:45 AM-04:00 AM]	0	0 MPH	52 F	---
[04:00 AM-04:15 AM]	2	4 MPH	52 F	---
[04:15 AM-04:30 AM]	0	0 MPH	52 F	---
[04:30 AM-04:45 AM]	0	0 MPH	50 F	---
[04:45 AM-05:00 AM]	0	0 MPH	50 F	---
[05:00 AM-05:15 AM]	0	0 MPH	50 F	---
[05:15 AM-05:30 AM]	0	0 MPH	50 F	---
[05:30 AM-05:45 AM]	1	22 MPH	50 F	---
[05:45 AM-06:00 AM]	0	0 MPH	50 F	---
[06:00 AM-06:15 AM]	2	0 MPH	50 F	---
[06:15 AM-06:30 AM]	4	40 MPH	50 F	---
[06:30 AM-06:45 AM]	1	38 MPH	50 F	---
[06:45 AM-07:00 AM]	0	0 MPH	50 F	---
[07:00 AM-07:15 AM]	1	42 MPH	50 F	---
[07:15 AM-07:30 AM]	2	42 MPH	50 F	---
[07:30 AM-07:45 AM]	2	30 MPH	50 F	---
[07:45 AM-08:00 AM]	3	50 MPH	52 F	---
[08:00 AM-08:15 AM]	4	32 MPH	54 F	---
[08:15 AM-08:30 AM]	2	30 MPH	54 F	---
[08:30 AM-08:45 AM]	2	43 MPH	55 F	---
[08:45 AM-09:00 AM]	3	40 MPH	55 F	---
[09:00 AM-09:15 AM]	2	35 MPH	55 F	---
[09:15 AM-09:30 AM]	1	0 MPH	59 F	---
[09:30 AM-09:45 AM]	2	50 MPH	61 F	---
[09:45 AM-10:00 AM]	4	41 MPH	61 F	---
[10:00 AM-10:15 AM]	6	27 MPH	63 F	---
[10:15 AM-10:30 AM]	3	40 MPH	63 F	---
[10:30 AM-10:45 AM]	3	36 MPH	64 F	---
[10:45 AM-11:00 AM]	4	52 MPH	70 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 404064 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> WB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 255 <b>AADT Count:</b> 255 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry

Tue,09/29/2020

Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
[11:00 AM-11:15 AM]	3	37 MPH	72 F	---
[11:15 AM-11:30 AM]	3	30 MPH	82 F	---
[11:30 AM-11:45 AM]	2	35 MPH	90 F	---
[11:45 AM-12:00 PM]	4	32 MPH	95 F	---
[12:00 PM-12:15 PM]	5	37 MPH	100 F	---
[12:15 PM-12:30 PM]	1	38 MPH	104 F	---
[12:30 PM-12:45 PM]	3	34 MPH	106 F	---
[12:45 PM-01:00 PM]	9	38 MPH	108 F	---
[01:00 PM-01:15 PM]	3	34 MPH	109 F	---
[01:15 PM-01:30 PM]	4	35 MPH	111 F	---
[01:30 PM-01:45 PM]	5	38 MPH	111 F	---
[01:45 PM-02:00 PM]	10	28 MPH	113 F	---
[02:00 PM-02:15 PM]	3	31 MPH	106 F	---
[02:15 PM-02:30 PM]	7	27 MPH	100 F	---
[02:30 PM-02:45 PM]	5	30 MPH	104 F	---
[02:45 PM-03:00 PM]	10	28 MPH	108 F	---
[03:00 PM-03:15 PM]	5	40 MPH	109 F	---
[03:15 PM-03:30 PM]	8	32 MPH	109 F	---
[03:30 PM-03:45 PM]	5	27 MPH	109 F	---
[03:45 PM-04:00 PM]	6	30 MPH	108 F	---
[04:00 PM-04:15 PM]	10	37 MPH	106 F	---
[04:15 PM-04:30 PM]	2	33 MPH	106 F	---
[04:30 PM-04:45 PM]	5	33 MPH	104 F	---
[04:45 PM-05:00 PM]	10	40 MPH	102 F	---
[05:00 PM-05:15 PM]	5	37 MPH	99 F	---
[05:15 PM-05:30 PM]	3	29 MPH	95 F	---
[05:30 PM-05:45 PM]	9	32 MPH	91 F	---
[05:45 PM-06:00 PM]	7	48 MPH	88 F	---
[06:00 PM-06:15 PM]	7	30 MPH	88 F	---
[06:15 PM-06:30 PM]	4	29 MPH	84 F	---
[06:30 PM-06:45 PM]	3	27 MPH	82 F	---
[06:45 PM-07:00 PM]	6	26 MPH	81 F	---
[07:00 PM-07:15 PM]	2	22 MPH	79 F	---
[07:15 PM-07:30 PM]	2	28 MPH	79 F	---
[07:30 PM-07:45 PM]	6	39 MPH	77 F	---
[07:45 PM-08:00 PM]	1	22 MPH	77 F	---
[08:00 PM-08:15 PM]	2	27 MPH	75 F	---
[08:15 PM-08:30 PM]	3	59 MPH	75 F	---
[08:30 PM-08:45 PM]	2	52 MPH	73 F	---
[08:45 PM-09:00 PM]	2	45 MPH	73 F	---
[09:00 PM-09:15 PM]	2	38 MPH	72 F	---
[09:15 PM-09:30 PM]	0	0 MPH	72 F	---
[09:30 PM-09:45 PM]	1	52 MPH	70 F	---
[09:45 PM-10:00 PM]	2	18 MPH	70 F	---

## Date/Time/Volume/Average Speed/Temperature Report

<b>Device ID:</b> 404064 <b>Operator:</b> EP <b>Begin:</b> 09/29/2020 12:00 AM <b>End:</b> 09/30/2020 12:00 AM <b>Hours:</b> 24.00 <b>Period (min):</b> 15	<b>Location:</b> E of Bennett <b>Lane:</b> WB <b>Street:</b> San Miguel <b>City:</b> Colorado Springs <b>County:</b> El Paso <b>State:</b> CO	<b>Raw Count:</b> 255 <b>AADT Count:</b> 255 <b>AADT Factor:</b> 1 <b>Speed Limit:</b> 25		
Date And Time Range	Period Volume	Average Speed	Roadway Temperature	Roadway Surface Wet/Dry
Tue, 09/29/2020				
[10:00 PM-10:15 PM]	1	28 MPH	68 F	---
[10:15 PM-10:30 PM]	0	0 MPH	68 F	---
[10:30 PM-10:45 PM]	1	68 MPH	68 F	---
[10:45 PM-11:00 PM]	0	0 MPH	66 F	---
[11:00 PM-11:15 PM]	0	0 MPH	66 F	---
[11:15 PM-11:30 PM]	0	0 MPH	66 F	---
[11:30 PM-11:45 PM]	0	0 MPH	64 F	---
[11:45 PM-12:00 AM]	0	0 MPH	64 F	---
09/29/2020 12:00 AM				
09/30/2020 12:00 AM	255	35 MPH	73 F	

## Lange, Peter C

---

**From:** K Sublett <renka82@gmail.com>  
**Sent:** Sunday, January 29, 2023 9:46 AM  
**To:** Lange, Peter C  
**Subject:** Property Owner Response: ZONE-23-0003 & COPN-23-0002  
**Attachments:** San Miguel St. Data (9-20).pdf

**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 message is a response to the mailed postcard notice I received about a potential development project at North Circle Drive and East San Miguel Street.

1216 N Circle Drive & 2725 E San Miguel Street, Colorado Springs, 80909.

**File Numbers:**

- **ZONE-23-0003**
- **COPN 23-0002**

**I am a homeowner who lives at 2632 E. San Miguel St, Colorado Springs, CO 80909.** My property is less than two blocks from the proposed zoning change and development site. I routinely walk past the site and can see the land in question directly from my property.

I am concerned about this project for the following reasons:

- **Impact on traffic (N. Circle and associated intersection)**
  - The section of N. Circle that this project is proposed for is already narrow and heavily trafficked. In order to exit my neighborhood via N. Circle and head north, my neighbors and I have to take a left turn that is already difficult due to the blind hill at Uintah and the steady flow of both N- and S-bound Circle traffic. I fear that adding a large business that is created for constant in-out traffic will make this intersection even worse, and potentially make it so inconvenient that I will need a new route out of my own neighborhood. If a traffic light were added to this intersection to help with these concerns, that would put three lights in very quick succession along N. Circle (Galley, Uintah, San Miguel) and make that stretch of road very unpleasant.
  - At baseline, our neighborhood (N Circle and surrounding main roads --Palmer Park, Constitution, Uintah, Galley to name a few) already has issues with street racing and associated activities. There are frequently gatherings of cars at the parking lot at Palmer Park and Circle that will engage in street racing activities. My fear is that adding a large gas station with 17 parking spots (per the postcard) will create an additional location for these gatherings. I know that my neighbors have phoned in noise complaints about the street racing activities already and I do not want these to get worse.
- **Impact on traffic (San Miguel neighborhood street)**
  - My neighborhood street (E. San Miguel) has a baseline problem with speeding and traffic. Over the last few years, my neighbors and I have regularly requested speed studies and traffic calming activities to slow the cars that use San Miguel as an East-West route. I have attached just one speed study from Erin Purcell (Engineering Technician II, City of Colorado Springs, Traffic Engineering Division, (719) 385-7607, [Erin.Purcell@coloradosprings.gov](mailto:Erin.Purcell@coloradosprings.gov)) that led to the installation of a four-way stop sign at San Miguel and Bennett. This study is from 2020. I can tell you from experience (I'm afraid I do not have speed data, but would happily request it again!) that the four-way stop has helped with some (only some) speeding West of Bennett, but that traffic East of Bennett on San Miguel continues to be very fast in both

directions. I have regularly seen vehicles run the East/West stop signs at Bennett. I did not expect the four-way stop to fix all traffic concerns on my street.

- I am very concerned that adding a business such as is proposed will greatly increase the volume and speed of traffic on my already-busy street. I regularly walk in my neighborhood. Among my neighbors, there are people of all ages (infants through the very old), people with disabilities (using walking aids and/or wheelchairs), people with animals, and people using strollers. Increased traffic and speeding puts every one of them at risk. I do not believe my concern is hyperbolic as we have had cars speeding on San Miguel that have crashed into parked vehicles and property in the years that I have lived here.
- The land directly behind the proposed development (Yuma and San Miguel) contains several 4-unit apartment homes. This development has already increased traffic on San Miguel and the intersection (Yuma & San Miguel). There are cars parked on the street constantly that limit visibility for any cars turning from Yuma on to San Miguel. My house is directly across from this intersection and I constantly see vehicles that must pull into San Miguel to be able to see both ways before turning. This congestion combined with speeding makes me very anxious. I have to pull out of my driveway into this confluence of three-way traffic and it can be quite difficult. Adding a business that is entirely focused on quick in-and-out traffic and patronage will worsen this already busy location.

- **Noise/Light**

- This stretch of N. Circle is already full of business that contribute to noise and light in my neighborhood, but so far, much of this has been contained to "shopping areas" (i.e. Uintah & Circle where the Safeway and Ace Hardware are located). This proposed project will put the new business onto a neighborhood street and directly abut the housing at Yuma and San Miguel. Living this close to Circle, I knew that I would have to accept that I can hear traffic and see business lights from the businesses that already exist, and mostly, that has been acceptable. But, this project moves that noise/light onto a neighborhood street (as I assume there will have to be one entrance/exit on San Miguel and not isolated to N. Circle). Also, this type of business is open 24-hours/day (I'm making a guess here) or very extended hours. This will attract activity/business into my neighborhood street at hours that I and my neighbors would prefer to be quieter and calmer.

- **Unnecessary business**

- In the area surrounding this proposed development, there are already gas stations (Everyday on N. Circle/Alpine Dr., Smoker Friendly on Circle/Palmer Park, Safeway on Circle/Galley, and Gas Stop on Circle/Galley--directly across the street!), and convenience stores (in addition to the gas stations there is a 7-11 at Circle/Galley, Walgreens at Circle/Galley, 7-11 at Palmer Park/Academy). While I have no doubt that a new, large, additional business will have business in this area, our region is already heavily served by these other offerings.
- I have expected this land to be developed at some point since moving to San Miguel in 2016, but hoped that it would be a business that brings a benefit to my neighborhood and myself. A convenience store/gas station is unneeded and provides no tangible benefit to us that I can see. I had hoped (I know this is very much a dream) that instead we could have a business such as Sprouts or another reliable food market that would have more manageable hours and provide an alternative/expanded food choice in our area. I recognize this idea is not related to my specific concerns about this development, but I include it here to demonstrate that I am not against all development, nor do I expect land to stay empty in my area forever. Rather, I wish that land and businesses in my area be used in ways to benefit the location and residents.

I have written this response out of sincere concern and hope that my voice can be heard and taken into consideration! I truly love this city and specifically love my neighborhood. I want to see positive, helpful development that contributes to a better life for my neighbors and myself. I genuinely believe this development plan is a bad choice for this city and neighborhood.

I would be VERY happy to elaborate on my concerns, participate in any ongoing dialogue, or request further traffic impact studies.

Respectfully Submitted,  
Karen Sublett--Homeowner, Friend, & Neighbor  
719-510-7060  
2632 E. San Miguel Street  
Colorado Springs, CO 80909

## Lange, Peter C

---

**From:** tallery73 <tallery73@gmail.com>  
**Sent:** Wednesday, February 1, 2023 5:40 AM  
**To:** Lange, Peter C  
**Subject:** 2725 e san miguel 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.

We live just down the street on San miguel from the proposed kum and go. I would urge you to please research the 911 calls from this street and the immediate surrounding streets in the past 3 to 5 years. We have had so much trouble with vandalism on the vacant church next door, drug deals, sex deals and lord knows what else over here (we live next to the church property..so a couple blocks from proposed site) I have had police chases end in my back yard. We consistently find drug paraphernalia in our back yard. I've had police at my door at 4am looking for suspects. We get homeless building camps with fires in easements, have had ppl sleep on our front porch and front yard...I know the police dept is understaffed and busy but they always show up too late to assist when called over here.

There are 3 gas stations on circle between palmer park and galley and a kum and go and 7-11, and shell a couple blocks over on union, we don't need more. With the citadel mall mostly vacant, the church next to us vacant...please, please...we do not need more vehicle or foot traffic over here.

Myself and another neighbor operate airbnb's over here as a primary source of income, there are times where it is hard enough to keep our short term rentals full without having to explain why there are tents in the church parking lot. I've seen people literally walk out of walgreens near us with baskets full and no one can stop them.

Please research police info, we do not need the draw of a new gas station/ convenience store.

We (as neighbors) would be happy to chat in person with you. Come over, we will show/tell you what we deal with. We do not need more.

Tallery conarty and Vickie Dearth  
2530 e san miguel st.  
719 323 1973

## Lange, Peter C

---

**From:** Nancy Treguier <nancytreguier@hotmail.com>  
**Sent:** Saturday, January 28, 2023 7:20 PM  
**To:** Lange, Peter C  
**Subject:** ZONE-23-0003 COPN-23-0002

**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 email to inform your office that Nancy M. Texier, residing at 1301 North Circle Drive, COS CO 80909, formally opposes the construction of a "Kum and Go" at the corner of Circle Drive and East San Miguel Street. What you call a "Convenience store" will without a doubt prove to be a major inconvenience for the residents nearby. My house sits at the north-east corner of San Miguel and Circle, kitty-corner of the proposed massive gas station.

Not only would this abomination of a building bring more traffic at a corner where accidents happen too often already; but the NOISE, LIGHT, SMELL pollution would directly impact my household quality of life. And the garbage flying from trash cans. And the clientele of "outstanding citizens" that frequents all night businesses. I know the kind of people who hangs out at K&G, I was a cab driver for 5 years and picked up some unsavory characters at all night gas stations. I work in private Security again, and the same conclusions apply.

This area of town might not be the most glamorous, but it is home to nice working families who don't want this kind of business in their front yards. Nor NEED it: we have a major grocery store on Circle and Uintah, 7-11 on Circle and Galley (where no residences face any business at this corner), we have Mom and Pop's gas stations at both end of our block. And if I know my neighbors well (which I am proud of saying), none of them need/want a 24 hours disturbance in the area.

Oh, I almost forgot the property value...

So please, please, please, don't bring that kind of nightmare to the neighborhood. It's just about as bad as if you were to put a Walmart in our front yards.

Sincerely,

Nancy M. Texier

## Lange, Peter C

---

**From:** Nancy Treguier <nancytreguier@hotmail.com>  
**Sent:** Saturday, January 28, 2023 7:20 PM  
**To:** Lange, Peter C  
**Subject:** ZONE-23-0003 COPN-23-0002

**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 email to inform your office that Nancy M. Texier, residing at 1301 North Circle Drive, COS CO 80909, formally opposes the construction of a "Kum and Go" at the corner of Circle Drive and East San Miguel Street. What you call a "Convenience store" will without a doubt prove to be a major inconvenience for the residents nearby. My house sits at the north-east corner of San Miguel and Circle, kitty-corner of the proposed massive gas station.

Not only would this abomination of a building bring more traffic at a corner where accidents happen too often already; but the NOISE, LIGHT, SMELL pollution would directly impact my household quality of life. And the garbage flying from trash cans. And the clientele of "outstanding citizens" that frequents all night businesses. I know the kind of people who hangs out at K&G, I was a cab driver for 5 years and picked up some unsavory characters at all night gas stations. I work in private Security again, and the same conclusions apply.

This area of town might not be the most glamorous, but it is home to nice working families who don't want this kind of business in their front yards. Nor NEED it: we have a major grocery store on Circle and Uintah, 7-11 on Circle and Galley (where no residences face any business at this corner), we have Mom and Pop's gas stations at both end of our block. And if I know my neighbors well (which I am proud of saying), none of them need/want a 24 hours disturbance in the area.

Oh, I almost forgot the property value...

So please, please, please, don't bring that kind of nightmare to the neighborhood. It's just about as bad as if you were to put a Walmart in our front yards.

Sincerely,

Nancy M. Texier

## Lange, Peter C

---

**From:** Craig Webb <Webbtron@pm.me>  
**Sent:** Monday, January 30, 2023 11:57 AM  
**To:** Lange, Peter C  
**Subject:** Regarding Kum & Go @Circle/San Miguel

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 Lange,

I am against this project for many reasons.

I see it as a conduit for crimes of opportunity, with groups using the site to meet and socialize.

I don't see a need for another gas station.

Today there is gas located at:

Circle Dr and Constitution (1823 N Circle Dr),

Palmer Park and Circle (1437 N Circle Dr),

Directly across the street from this site at Circle and San Miguel  
(1236 N Circle Dr),

Circle and Galley (1101 N Circle Drive),

There is another Kum and Go at Galley and N Academy the Citadel Mall complex

I am also concerned about the increase in traffic at this intersection forcing the need for a traffic light at this intersection.

I tried to find out if this traffic light was already planned but there is little useful information about it on your suggested URL.

If you take a moment and get back to me on the plans for a traffic light I'd appreciate it.

In Summary, this project is a terrible idea for our neighborhood.

--

Craig Webb

1406 N Circle Drive 80909

719 499 5717

Webbtron@pm.me



## Lange, Peter C

---

**From:** michaelww1@aol.com  
**Sent:** Friday, January 27, 2023 7:18 PM  
**To:** Lange, Peter C  
**Subject:** Kum&go

**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 proposed Kum&go at Circle and San Miguel. Let me know if you need anything else from me regarding this issue..

Thank you.

Michael Witham  
7193600648

[Sent from the all new AOL app for iOS](#)