

Hubble, Logan K

From: Eric Hansen <ehansen@npaccounting.org>
Sent: Monday, October 14, 2024 11:18 PM
To: Hubble, Logan K
Subject: SUBD-24-0111

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Hello Logan,

I am reaching out to you to provide comments or questions in regard to the proposed application to vacate the public right of way in my neighborhood to Tara Custom Homes for their subdivision project. The right of way north and east of Columbine PL. and Windsor Ave. was originally intended to provide access in the 80's to future subdivision projects on the lots north of the right of way. Is the vacating of the land so the developer can use it as intended for access to the future subdivision or is the intent different? Does the developer plan on changing the cities original access plans for subdivision development on the lots north of the right of way? Will the vacating of the right of way change the amount or type of homes from the original city grant of five single family single story homes to be developed on the property to the north of the right of way? I would appreciate any information you may be able to provide. It is my hope that the city would still support this right of way be used to access the future subdivision as was originally planned and expected by residents of this area.

Thank You
Eric Hansen
1711 Columbine Rd

Hubble, Logan K

From: Cameron Green <bluebellg11@gmail.com>
Sent: Sunday, October 13, 2024 7:31 PM
To: Hubble, Logan K
Subject: SUBD-24-0111
Attachments: vacate of right-of-way SUBD-24-0111.docx

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cameron green
7202976663
please let me know that you have received this document
thank you



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Hubble, Logan K

From: Steve Ivan <shortgamewizard@comcast.net>
Sent: Friday, October 11, 2024 6:40 AM
To: Hubble, Logan K
Subject: Record number: SUBD-24-0111

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Logan Hubble, I am writing regarding a notice of development to take place near my property. I have been told that the proposed property may have up to 7 units built and the main entrance to the properties will be at the dead end portion of the street. This is across from my property at 1716 Columbine Road. For years(I have lived here since 1992), there has virtually been NO traffic at the end of the street. The proposed driveway currently runs to a house that is set back from the road. The current driveway is not paved but rather gravel or rock that meanders back to the house. I have been told by that owner that the developer wants to use that driveway for access to all the units. This will create A LOT of traffic in this one area. The neighborhood is mostly wide rancher style homes. The upper lot next to the curb would normally have ONE rancher and therefore minimal extra traffic. There is access to the lower part of the property near Windsor Ave. There is already a cutout for a road that would provide access to the lower section of the property. I would propose that the access to the entire lot be limited on Columbine road and the access to the lower section of the property be from Windsor Ave. I think the owner of the current set back house on Columbine, is thinking about doing some land swap deal to make the driveway and project proceed. While I always knew someone would build across the street, I never imagined so many units going in and the traffic to take a seven (7) fold hit. I hope the proposed units are ranch style and not be allowed to build too high a structure. Also, there are no curbs, gutters in the area of the proposed entrance way and this should be remedied by the builder.

Thank you for your consideration in this matter. If you would like to call me, please don't hesitate to reach out.

My Best, Steve Ivan

1716 Columbine Road
Colorado Springs, CO 80907
719-351-3326

email = shortgamewizard@comcast.net

Colorado Golf Association Tournament board member Colorado Golf Hall of Fame board member

It is challenging to provide informed feedback without access to proposed plans or conceptual designs for the development.

When will these be provided?

It is essential that we are provided a clear set of plans to facilitate further discussions.

Questions Regarding the Necessity of Vacationing the Right-of-Way for the Development Project

- **If the right-of-way is vacated in the east and west directions, the necessity for the right-of-way in the north and south directions shall be diminished, suggesting that it should also be terminated and reverted to the adjacent property owners?**
- **If this easement is city property, what maintenance responsibilities does the city have for it?**
- **What specific benefits will the termination of this right-of-way provide for your development project?**
- **How will this decision impact the surrounding property owners?**
- **What strategies are being implemented to address storm water management and runoff from the development?**
- **Why has the standard notice sign been placed in a location that is only visible to one homeowner?**
- **Are adjacent property owners entitled to share in the rights associated with this right-of-way?**
- **Will this same process take place once plans are submitted for the development?**