

Cooper, Austin P

From: N. Gaymon <maillieferlady@gmail.com>
Sent: Sunday, June 29, 2025 2:06 PM
To: Cooper, Austin P
Subject: Re: 6473 Vincent

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Thank you for your reply. (I never received the followup you mentioned.) I am writing now for the same deal on the opposite corner.



Please, please go somewhere else. That corner is not any better. That intersection is still dangerous & lots of activity with the vet & people flying up & down from the roundabout. There's also the walking path & I hope the person has done their homework to know there are big homeless communities between the path & this property, fires and all the garbage.....No idea what business is going in here but it will not help. There's already two buildings up the street that have been empty for 4 years. This makes no sense at all. Use those.

Respectfully, Nancy Gaymon

On Thu, May 1, 2025, 10:35 AM Cooper, Austin P <Austin.Cooper@coloradosprings.gov> wrote:

Good morning,

Thank you for your comments regarding this application. Your comments will be sent to the applicant who will need to respond to all of the public comments received when they resubmit and I will forward you that letter when I receive it. I will keep you posted on any progress this application makes.

Best,



Austin Cooper_(he, him, his)

Senior Planner North Team

Land Use Review Division

City Administration Building

[30 S. Nevada Ave., Suite 705](#)

[Colorado Springs, CO 80903](#)

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 *Please consider the environment before printing this e-mail.*

From: N. Gaymon <maillieferlady@gmail.com>
Sent: Wednesday, April 30, 2025 4:40 PM
To: Cooper, Austin P <Austin.Cooper@coloradosprings.gov>
Subject: 6473 Vincent

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Hello Mr. Cooper,

I received a flyer in the mail about the above address. I am wondering and unclear about the plan for this property? I have seen the sale sign for awhile and think it's absolutely crazy to put anything on this land. Nevada is a busy street and on the corner where people have to stop abruptly for the light at Dublin & Vincent going East. For those coming down Dublin to go West around the bend, they would not be aware someone is stopping there to turn in on the left. There is not enough room for a turn lane either. Someone was killed at the light last year and around the corner we often have accidents.

There is hardly any space to put a single family home on and get out on the street alive!! I don't know how they would pull in either. Also, that bend on I-25 highway has accidents all the time so it would not be quiet. The dog park and the kennels there, across the street, have enormous amounts of barking morning and evening when they let them out. We live above on Galway and hear it all - cars, motorcycle racing on the highway, train all night, dogs

barking, crashes on the highway, etc. Come sit there all day and evening - this is not a peaceful corner.

Please reconsider... this at best, should be a park and even then, you could not get in there and out alive or without a good accident. There are also homeless who regularly live in the big drain in the creek there. Nothing would make me want to live or do anything in that spot. I'm sorry but it is a useless piece of land.

Respectfully, Nancy Gaymon

Cooper, Austin P

From: derek burns <hooie13@yahoo.com>
Sent: Monday, June 23, 2025 4:16 PM
To: Cooper, Austin P
Subject: RE: Proposed project - 980 Dublin Blvd. Rezone

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Mr. Cooper,

I never thought I would become that grumpy old man that complains about the traffic in his neighborhood, but alas, here we are. I reviewed the "Standard Notice" that was sent to me and my fellow neighbors in the Pulpit Rock area, and the first red flag that popped up in my head, was the impact to traffic in an already high traffic area. It has gotten to the point over the last several years where turning right, (west bound), onto Dublin from the Pulpit Rock Subdivision, at certain times of the day, has become extremely difficult if not impossible. I believe the addition of the Maverick gas station, Planet Fitness, the new apartment buildings behind Floor & Decor, and other offices in the area, has greatly increased traffic in our area. I believe people try to avoid the intersection of Woodmen and Vincent, and instead, will take Dublin to Vincent to get to the business and apartments on the south side of Woodmen.

Unless the City and the potential developer of Zone-25-0016 want to put money into revamping the infrastructure to handle the additional traffic in the area, I would have to say I don't want to see the proposed area developed, unless it is for a few single family homes that would contribute little burden to the traffic in the region.

I appreciate your time.

Thank you!

Derek Burns
6396 Galway Dr.
Colorado Springs, CO. 80918