

## Sexton, Daniel

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**From:** B Nichols <bnichols921@yahoo.com>  
**Sent:** Thursday, March 2, 2023 1:52 PM  
**To:** Sexton, Daniel  
**Subject:** Proposed zone change at The Trading Post

**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 Daniel,

I am a resident in the Beckers Lane area. I just received the card requesting a zone change for The Trading Post area.

First, it has me confused, I felt this property lies within the City of Manitou Springs.

Secondly, Manitou Springs voted down a proposal for a zone change in this same vicinity last November, which was needed in order to build a storage building for T&T enterprise, and their many stores.

Is there any more information as to why there is a request for a zone change?

Beckers Lane is the main road leading to The Trading Post. It is a narrow, two lane road, with many bungalow style homes. It currently carries a lot of traffic, and of the traffic daily are large delivery trucks headed to the Trading Post. It is a quiet residential area. The street I live on travels Beckers Lane to get in and out of my neighborhood of 53 years now..

Thanking you in advance for any more information to help me understand the need of a zone change.

Barbara Nichols  
17 Via Piedras  
bnichols921@yahoo.com



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## Stocker, Allison D

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**From:** fhr213 <fhr213@protonmail.com>  
**Sent:** Tuesday, April 23, 2024 8:20 AM  
**To:** Stocker, Allison D  
**Subject:** ZONE-23-0033

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I received a CS Planning card regarding the Zone change application for 324 Beckers Lane.

The property borders the Garden of the Gods municipal park and is zoned PK/HS. The change being considered is to MX-I/HS. The available information online does not indicate any advantage to the City of Colorado Springs, its residents or that of Manitou Springs or its residents.

Garden Lane is immediately in front of the 324 Beckers Lane property and is a major access point to the Garden of the Gods Park and any zoning changes with commercial uses in mind should probably not be approved unless there is a clear advantage to the users of the Park. The available information leaves that issue unclear.

Based on the available information, I would oppose the requested change.

Thank you,

Frank Reiff  
350 Via Linda Vista  
Manitou Springs, CO.

Frank

Sent with [Proton Mail](#) secure email.

## Sexton, Daniel

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**From:** Wolf Sherrill <woolfmann69@yahoo.com>  
**Sent:** Monday, March 6, 2023 4:19 PM  
**To:** Sexton, Daniel  
**Subject:** File # Zone 23 005 COPN 23 005

**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!**

Greetings Daniel,

I hope that you are well!

We received the notification of the proposed changes to the Garden of the Gods Trading Post. Has there been a traffic study done? We live in the residential area adjacent to the Trading Post and would hate to see the back entrance, which already gets traffic during tourist season, become even more congested.

Thank you for any information that you may be able to provide.

Peace,

Wolf J Sherrill