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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: **El Paso County Planning Commission**
Brian Risley, Chair

FROM: **Nina Ruiz, Planning Manager**
Gilbert LaForce, PE Engineer III
Craig Dossey, Executive Director

RE: **Project File #: P-19-001**
Project Name: Grandwood Ranch
Parcel No.: 61190-00-003

OWNER:	REPRESENTATIVE:
Sylvan Vista, Inc. 13144 Thumbprint Ct Colorado Springs, CO 80921	Grandwood Enterprises, LLC. 270 Lodgepole Way Monument, CO 80132

Commissioner District: 1

Planning Commission Hearing Date:	10/15/2020
Board of County Commissioners Hearing Date:	11/10/2020

EXECUTIVE SUMMARY

A request by Sylvan Vista, Inc., for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 146.84-acre property is located on north side of Higby Road at the southernmost terminus of Furrow Road, and approximately 1.5 miles northwest of the Baptist Road and Roller Coaster Road intersection within Section 19, Township 11 South, Range 66 West of the 6th P.M. The parcels are located within the Tri Lakes Comprehensive Plan (2000).

The applicant has submitted a concurrent request for the Grandwood Ranch Preliminary Plan which includes 48 residential lots, public right-of way, as well as two (2) open space tracts.

A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by Sylvan Vista, Inc., for approval of a map amendment (rezoning) of 146.84 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural).

Waiver(s)/Deviation(s): There are no waivers associated with the map amendment (rezone) request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. Planning Commission Summary

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (2019):

- **A.** The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- **B.** The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- **C.** The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- **D.** The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North:	RR-2.5 (Residential Rural) / RR-5 (Residential Rural)	Residential
South:	RR-2.5 (Residential Rural)/Monument	Residential/Vacant
East:	RR-2.5 (Residential Rural)	Residential
West:	RS-20000 (Residential Suburban)	Residential

E. BACKGROUND

The property was initially zoned A-4 on January 3, 1955 when zoning was first initiated for this portion of the County. Subsequent nomenclature changes to the El Paso County Land Development Code renamed the A-4 zoning district as the RR-5 (Residential Rural) zoning district.

The subject property is adjacent to an existing developed area within the County. The Timberview and Arrowwood Subdivisions are located north of the subject parcel and consist of approximately 2.5 acre lots. The Mills Timber Subdivision is also located north of the subject parcel and consist of two (2) lots at approximately 5 acres in size. The Bent Tree III Subdivision is located along the eastern boundary of the subject parcel and generally consists of 2.5 acre lots, however, those parcels immediately adjacent to the subject parcel are 4 and 3 acres in an effort to provide a buffer and transition. The Woodmoor Summit Subdivision is located to the west and consists of lots approximately one-half (1/2) acre in size. Similar to the Bent Tree III subdivision, the Woodmoor Summit Subdivision also includes parcels over one (1) acre immediately adjacent to the subject parcel to provide a density transition. To the south, across Higby Road, is the Higby Estates Subdivision consisting of lots approximately 2.5 acres in size. The jurisdictional boundary of the Town of Monument is also located to the south across Higby Road. Although the area within the Town of Monument has not yet been developed there is a proposal for an urban-level development known as Home Place Ranch.

The applicant has submitted a concurrent request for approval of the Grandwood Ranch Preliminary Plan, which includes 48 residential lots, public right-of way, as well as two (2) open space tracts. If the map amendment (rezone) and preliminary plan are approved, the applicant will be required to process subsequent final plat(s) prior to construction. The concurrently reviewed preliminary plan was submitted prior to the 2019 revision to the El Paso County Land Development Code to allow for administrative final plats. Although the applicant was provided the opportunity to revise the application to provide enough detail and information to allow for a request of administrative approval of final plats in the future, the applicant has chosen not to exercise this option and will be required to bring all future plat(s) to the Planning Commission and Board of County Commissioners for review.

F. ANALYSIS

1. Land Development Code Analysis

The proposed Grandwood Ranch development is primarily surrounded by properties zoned RR-2.5 (Residential Rural). In addition to the RR-2.5 zoned properties, the subject parcel is also bordered by approximately 840 linear feet of RR-5 (Residential Rural) zoned property along the northern boundary as well as approximately 1,200 linear feet of RS-20000 (Residential Suburban) zoned property along the western boundary.

Section 3.2 of the Code states the following as the intent of the RR-5 (Residential Rural) zoning district:

> "The RR-5 zoning district is a 5-acre district intended to accommodate low-density, rural, single-family residential development."

Section 3.2 of the Code states the following as the intent of the RR-2.5 (Residential Rural) as the intent of the RR-2.5 zoning district:

> "The RR-2.5 zoning district is a 2.5-acre district intended to accommodate low-density, rural, single family residential development."

The primary difference between the two zoning districts is the dimensional standards, more specifically the minimum lot size requirement. Many of the permitted uses within the RR-5 and RR-2.5 zoning districts are the same or are anticipated to have similar impacts to those surrounding parcels. The adjacent properties that are within the RR-5 zoning district and the proposed Grandwood Ranch development, if approved, would share a common rear property line. The rear setback requirement for both zoning districts is 25 feet.

Section 3.2 of the Code states the following as the intent of the RS-20000 (Residential Suburban) zoning district:

> "The RS-20000 zoning district is a 20,000 square foot district intended to accommodate larger lot, single-family residential development with available urban services."

Although the intent of the RS-20000 zoning district does not include a focus on rural development, the zoning district does allow for limited rural uses, to include an agricultural stand and agricultural structure. The adjacent properties that are within the RS-20000 zoning district and the proposed Grandwood Ranch development, if approved, would share a common rear property line. The rear

setback requirement for the RS-20000 zoning district is 40 feet whereas the rear setback requirement for the RS-2.5 zoning district is 25 feet.

Section 1.15 of the Land Development Code defines “Compatibility” as:

> “The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.”

As stated in the definition above, compatibility does not mean the same. The map amendment (rezone) is compatible in terms of the allowed uses on the RR-5 and RS-20000 zoned parcels. Additionally, the RR-2.5 zoning district is an appropriate zoning district to help establish buffering between varying densities and to allow for the transition of densities from urban areas to rural areas.

2. Zoning Compliance

The applicant is requesting to rezone 146.84 acres to the RR-2.5 (Residential Rural) zoning district. The RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single family residential development. The density and dimensional standards for the RR-2.5 (Residential Rural) zoning district are as follows:

Minimum lot size: 2.5 acres
Minimum width at front setback line: 200 feet
Setbacks: front and rear 25 feet, sides 15 feet
Maximum coverage: None
Maximum height: 30 feet

The concurrently reviewed preliminary plan depicts lots having a minimum size of 2.5 acres. A residential site plan will be required for all lots prior to building permit authorization to ensure all proposed structures will meet the dimensional requirements of the RR-2.5 zoning district.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a

framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

> Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.
>
> Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.
>
> Policy 6.2.1 – Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.
>
> Policy 6.4.8 – Allow for flexibility in the application of regulations with regard to the unique variations between different rural residential developments.

The proposed Grandwood Ranch development is primarily surrounded by properties zoned RR-2.5 (Residential Rural). In addition to the RR-2.5 zoned properties, the subject parcel is also bordered by approximately 840 linear feet of RR-5 (Residential Rural) zoned property along the northern boundary as well as approximately 1,200 linear feet of RS-20000 (Residential Suburban) along the western boundary.

The subject property is adjacent to an existing developed area within the County. The Timberview and Arrowwood Subdivisions are located north of the subject parcel and consist of approximately 2.5 acre lots. The Mills Timber Subdivision is also located north of the subject parcel and consist of two (2) lots at approximately 5 acres in size. The Bent Tree III Subdivision is located along the eastern boundary of the subject parcel and generally consists of 2.5 acre lots, however, those parcels immediately adjacent to the subject parcel are 4 and 3 acres in an effort to provide a buffer and transition. The Woodmoor Summit Subdivision is located to the west and consists of lots approximately one-half (1/2) acre in size. Similar to the Bent Tree III subdivision, the Woodmoor Summit Subdivision also includes parcels over one (1) acre immediately adjacent to the subject parcel to provide a density transition. To the south, across Higby Road, is the Higby Estates Subdivision consisting of lots approximately 2.5 acres in size. The jurisdictional boundary of the Town of Monument is also located to the south across Higby Road. Although the area within the Town of Monument has not yet

been developed there is a proposal for an urban-level development known as Home Place Ranch

Those densities allowed within the RR-2.5 zoning district are compatible with the surrounding existing developments. The map amendment (rezone) is contiguous and compatible with the previously developed areas in terms of density and land use. The proposal can be found to be in general conformance with the Policy Plan.

4. Small Area Plan Analysis

The proposed subdivision is within the Ponderosa Breaks sub-area of the Tri-Lakes Comprehensive Plan (1999). The Plan recommends the sub-area be developed as low density residential.

The Ponderosa Breaks sub-area includes the following land use scenario:

- Development emphasis should be on low density residential uses which focus on the timbered areas rather than the open portions of this unit. Overall densities should be consistent with adjacent existing subdivisions.

Page 129 of the Plan also includes: "It is recommended that future zoning size to be at least 2.5 acres on unplatted properties." As discussed in the Policy Plan section above, the proposed map amendment (rezone) to the RR-2.5 (Residential Rural) zoning district is compatible with those surrounding existing developments. Staff finds that the proposed subdivision is generally consistent with the Tri-Lakes Comprehensive Plan.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The subject property is located within Region 2, Monument Area, which is anticipated to experience significant growth through 2060. Specifically, the Plan states:

> "Substantial growth is projected along Highway 83 in northwestern El Paso County. Planned growth areas are expected to be low density and would currently rely on well and septic systems, as no centralized well or sewer systems are available. Region 2 bordering Douglas County also has projected growth by 2060 between Furrow Road and Roller Coaster Road."

The subject parcel is not located within one of those areas specified as being anticipated to experience growth.

Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the projected demand is 11,713-acre feet. The 2060 water supply is projected to be 20,756-acre feet per year whereas the demand is anticipated to be 13,254-acre feet per year, therefore, there will be a surplus supply of water for this region.

Although there is anticipated to be adequate water supply, the plan identifies that the majority of the water for this region comes from non-renewable water sources:

> "Denver Basin water comprises a large share of future supplies for Regions 2, 3, 4a, 4b, 4c, 5, 6, and 8. As previously discussed, heavy use of Denver Basin supplies is not expected to be economically sustainable over the long term. Water supplies in these regions may need to be diversified in the years ahead, depending on local aquifer conditions. (page 68)"

The applicants are proposing an augmentation plan to be submitted and reviewed with future anticipated final plat applications. A finding of sufficiency in regard to water quantity, quality, and dependability is not required for a map amendment (rezone).

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Jurisdictional wetlands have been identified on the subject parcel as noted in the applicant's Natural Resources Assessment report prepared by ERO Resources Corporation. The applicant has coordinated with the Army Corps of Engineers for several months to determine if they will require a separate permit or approval, but no determination has been made to date due to the Corps not having availability for a site inspection. Staff has

recommended an additional condition of approval for the preliminary plan to require that this determination be provided prior to scheduling the final plat for public hearing. Additionally, the report identified habitat of Preble's Meadow Jumping Mouse. The U.S. Fish and Wildlife Service provided a clearance letter identifying that the development is not likely to adversely affect the species.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County,no severed mineral rights exist.

The El Paso County Parks Master Plan (2013) does not identify any proposed parks or trails within proximity to the subject parcel.

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

There are wetlands on the subject parcel. The wetlands are proposed to be contained within tracts on the concurrently reviewed preliminary plan.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

The development is not impacted by any designated floodplain (Zone X) as indicated by FEMA Flood Insurance Rate Map No. 08041C0279G which has an effective date of December 7, 2018.

4. Drainage and Erosion

The development is located within the Jackson Creek drainage basin, which is included in the El Paso County Drainage Basin Fee program. The drainage fee shall be calculated as part of subsequently required final drainage report and must be paid at the time of plat recordation. A preliminary drainage report is included with the concurrently reviewed preliminary plan. The preliminary drainage report provides hydrologic and hydraulic analysis to identify and mitigate drainage impacts to the surrounding properties by providing water quality and flood control detention.

5. **Transportation**

A traffic impact study is included with the concurrently reviewed preliminary plan. The study estimated 529 average vehicle trips will be generated by the development. The study also identified recommended off-site improvements on the adjacent Higby Road.

The Furrow Road extension, as identified in the 2016 Major Transportation Corridors Plan Update (MTCP), is located within the development and will need to be constructed by the developer. This roadway extension is likely an eligible improvement for credits through the El Paso County Road Impact Fee Program. The developer is encouraged to refer to the Fee Program documentation for details on initiating a credit request and entering into a credit agreement with the County. This process is initiated by the applicant, not the Planning and Community Development Department, and should be coordinated with the County's Principal Transportation Planner,Victoria Chavez, in the Public Works Department.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended. The applicant has elected to pay the full fee amount at the time of building permit rather than to enter the development into one of the public improvement districts.

H. SERVICES

1. **Water**

Water service is proposed to be provided by individual wells.

2. **Sanitation**

Wastewater service is proposed to be provided by onsite wastewater treatment systems (OWTS).

3. **Emergency Services**

The property is within the Tri-Lakes-Monument Fire Protection District. The District was sent a referral and has no concerns related to the map amendment (rezone) request.

4. **Utilities**

Electrical service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy.

5. **Metropolitan Districts**
   The property is not within a metropolitan district.

6. **Parks/Trails**
   Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application.

7. **Schools**
   Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

I. APPLICABLE RESOLUTIONS

Approval Page 27
Disapproval Page 28

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations.

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted

for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 37 adjoining property owners on September 28, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Rezone Map
Adjacent Property Responses

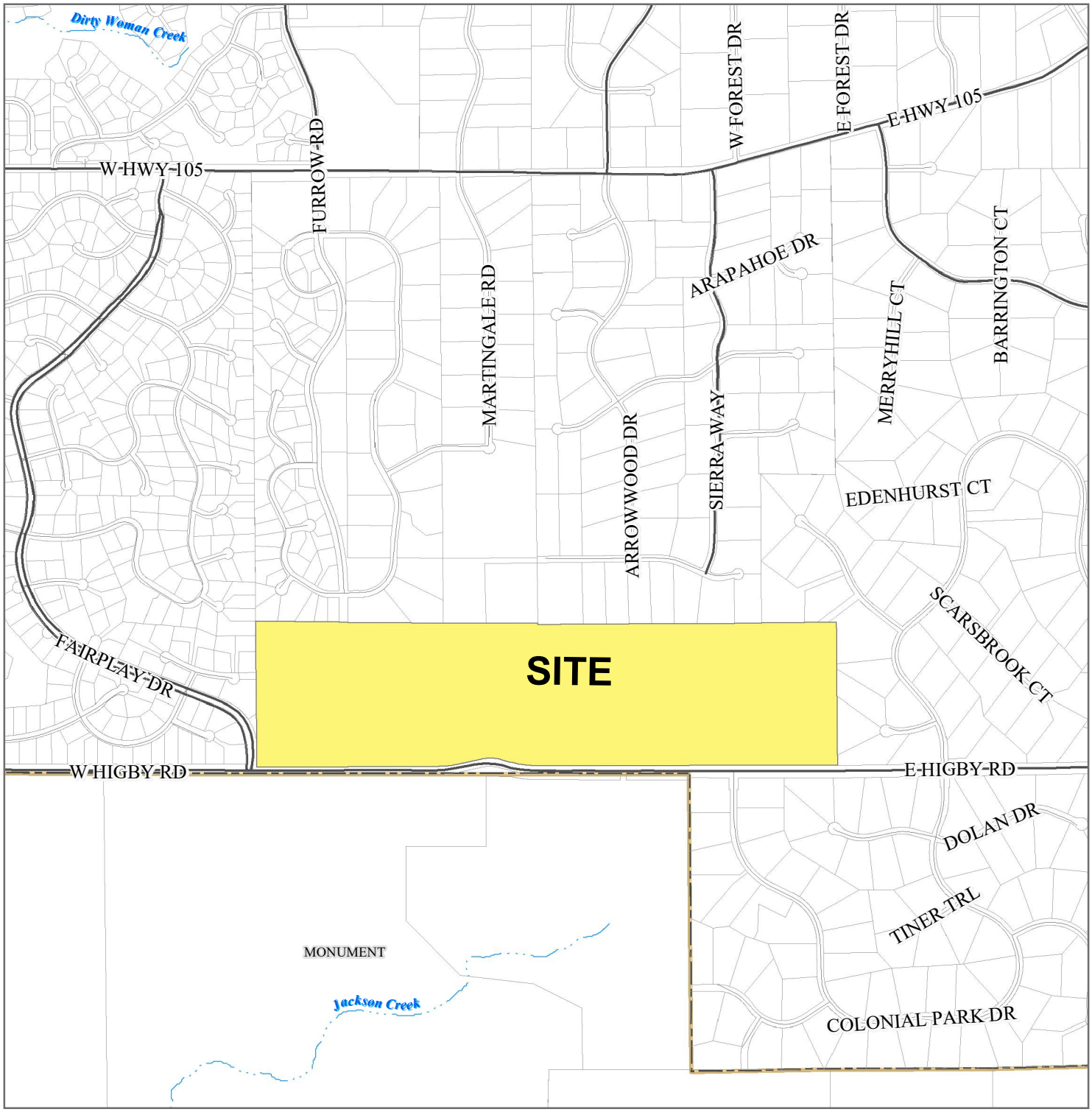
El Paso County Parcel Information

PARCEL	NAME
6119000003	SYLVAN VISTA INC

File Name: P-19-001 and SP-19-005

Zone Map No. --

Date: September 23, 2020



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

N W E S

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LETTER OF INTENT
GRANDWOOD RANCH SUBDIVISION
ZONE CHANGE RR-5 TO RR-2.5
EA18168

June 17, 2016

PARCEL NUMBER 6119000003

OWNER / DEVELOPER / APPLICANT

GRANDWOOD ENTERPRISES, LLC
William F. Herebic II, Manager
270 Lodgepole Way, Monument, CO 80132
719 651 9152
herebic5@msm.com

CONSULTANTS

Land Resource Associates, c/o David Jones
9736 Mountain Road, Chipita Park, CO 80809
719.684.2298
chipita1@comcast.net

Evolution Design Group, LLC
20329 Vista Circle, Parker, CO 80138
303 514 5774

Vivid Engineering Group, Inc.
1053 Elkton Drive, Colorado Springs, CO 80907
719 896 4356

DEVELOPMENT REQUEST

The applicant, Grandwood Enterprises, LLC, is requesting approval of a zone change from RR-5 to RR-2.5 to allow for the development of 48 single family residential lots at a minimum lot size of 2.5 acres on their 151 acre Grandwood Ranch subdivision.

SITE INFORMATION

The 151 acre site is located within a portion of the S1/2 of the N1/2, Section 19, R11W, T66S of the 6th PM. More specifically, the site is located at the northeast corner of the intersection of Higby Road and Fairplay Drive. The site contains 151 acres and is currently zoned RR-5 (5 acre minimum lot size).

Vehicular access to the eastern portion of the site is proposed via Higby Road, a publically owned and maintained collector roadway. Vehicular access to the western portion of the site is

proposed via a southerly extension of Furrow Road, a publically owned and maintained collector roadway, to Higby Road.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past ranching activities including fences, stock ponds, meadows and trails. Proposed improvements within this parcel include; County owned and maintained asphalt roadways, drainage facilities, electric service, natural gas service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

As identified within the ERO Resources' Natural Resource Assessment, the site contains two areas of Federally protected wetlands and wetland wildlife habitat.

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Tri-lakes Monument Fire Protection District and the Lewis-Palmer School District 38.

Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan. Waste water is intended to be treated via individual onsite septic systems designed, constructed and operated under State and County Health Department rules and regulations.

JUSTIFICATION FOR REQUEST

This re-zoning application is consistent with the goals, objectives and recommendations of the governing comprehensive plan (2000 Tri-Lakes Comprehensive Plan), the El Paso County Master Plan and the El Paso County Land Development Code.

EL PASO COUNTY LAND DEVELOPMENT CODE

The El Paso County Land Development Code Section 5.3.5(A) lists 4 circumstances in which any one circumstance would generally justify rezoning. The Grandwood Ranch zone change application is consistent with the first of the listed circumstances which states; w*hen the requested rezoning is in general conformance or consistency with the County's Master Plan. S*ee Master Plan and Comprehensive Plan discussions below.

The El Paso County Land Development Code Section 5.3.5(B) lists 4 criteria for approval or findings which must be met in order to justify rezoning;

(1) The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans. See Master Plan and Comprehensive Plan compliance discussions below.

(2) The rezoning is in compliance with all applicable statutory provisions including but not limited to C.R.S. 30-28-111, 30-28-113 and 30-28-116. See the County Attorney's Office's analysis and conclusions related to the rezoning application's compliance with State statutes and County Code requirements.

(3) The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.

Grandwood Ranch's westerly boundary adjoins the Woodmoor Sumit subdivision. This subdivision is zoned RS-20000 and developed into minimum 20,000 square foot lots.

Grandwood Ranch's northerly boundary adjoins the; (1) Timberview Subdivision Fil 2, zoned RR-0.5 and developed into ½ acre lots, (2) Timberview Subdivision Fil 3, zoned RR-0.5 and developed into 2.5 acre lots, (3) Mills Timber Subdivision, zoned RR-5 and developed into two 5 acre lots, (4) Arrowood Subdivision No. 1, zoned RR-2.5 and developed into 2.5 acre lots, and (5) Bent Tree III Subdivision, zoned RR-2.5 and developed into 2.5 acre lots.

Grandwood Ranch's easterly boundary adjoins the Bent Tree III Subdivision, zoned RR-2.5 and developed into 2.5 acre lots.

Grandwood Ranch's southerly boundary adjoins the; (1) Higby Estates Subdivision, zoned RR-2.5 and developed into 2.5 acre lots, and (2) the 427 acre Home Place LLC Ranch, located in the Town of Monument and zoned PD. The Home Place LLC Ranch is planned as an urban scale subdivision but is currently undeveloped.

Approval of the requested RR-2.5 zoning for this property would be compatible with adjoining zoning because development of the property; (1) will not negatively affect view corridors from any adjacent subdivision, (2) will not generate additional traffic or noise into adjoining neighborhoods, (3) will not increase drainage impacts onto adjoining neighborhoods and (4) will not lower surrounding property values by introducing an incompatible or inappropriate land uses.

(4) The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district. A Preliminary Plan application, based upon the proposed RR-2.5 zoning, has been prepared and submitted concurrently with this zone change application. The Preliminary Plan application includes compliance with LDC Chapter 5 and 6 standards related to; water resources, waste water treatment, drainage and erosion control impacts, transportation impacts, biological and environmental resources, geologic hazards, and wildfire mitigation.

2000 TRI-LAKES COMPREHENSIVE PLAN

The majority of the Grandwood Ranch Subdivision is located within Sub-Area 9 – Ponderosa Breaks of the 2000 Tri-Lakes Comprehensive Plan. The Comprehensive Plan recommends the following regarding land uses within Sub-Area 9:

TRI-LAKES AREA CONCEPT PLAN (Map 7.1) - identifies the sub-area land use as Low Density Residential. The Comprehensive Plan (pg 64) defines *Rural-Residential Development as land development and uses which are characterized by predominantly residential lots or parcels ranging from 2.5 to 10.0 acres in area…* The Grandwood Ranch Subdivision has proposed minimum lot sizes of 2.5 acres.

SUB-AREA 9 - FUTURE VISION (pg 129) – *It is recommended that future zoning size be at least 2.5 acres on unplatted properties.* The Grandwood Ranch Subdivision has proposed minimum lot sizes of 2.5 acres.

SUB-AREA 9 – SUMMARY (pg 129) – *Present development patterns which include 2.5 and 5.0 acre densities should be continued and every effort should be made to lessen the damaging effects of construction.* The Grandwood Ranch Subdivision has proposed a minimum lot size of 2.5 acres facilitating a development density that requires ground disturbances and grading in areas of roadway, utility and drainage construction only.

SUB-AREA 9 – PONDEROSA BREAKES – LAND USE SCENARIO (PG 129) –

- *Development emphasis should be on low density residential uses which focus on the timbered areas rather than the open portions of this unit. Overall densities should be consistent with adjacent existing subdivisions.* The Grandwood Ranch Subdivision has proposed minimum lot sizes of 2.5 acres consistent with the recommended low density residential uses. Approximately 80% of the site is heavily timbered. The remaining 20% of the site is in meadows and wetlands. The wetlands, including a substantial buffer area, have been preserved within open space. Where appropriate, roadways have been located within the meadow areas, lessoning construction impacts on timber areas and encouraging home construction of the meadow edges. Overall densities (2.5 ac minimum lot sizes) are consistent with adjacent existing subdivisions.

- *Preserve adequate roadway right-of-way for future development. Improve north-south access roads, including Furrow and Roller Coaster Roads, to provide for both motorized and non-motorized traffic.* The Grandwood Ranch Subdivision provides right-of-way for the extension of Furrow Road (collector status) from the Timberview Subdivision south to Higby Road. Additional right-of-way will be dedicated along Higby Road to provide for future widening of the collector status roadway.

- *Manage, preserve, protect, and enhance the vegetation to ensure the long term health of the ponderosa forest.* See Forestry Management Plan submitted with the Grandwood Ranch Subdivision Preliminary Plan application for a detail discussion of forestry management, enhancement and preservation. Also see ERO Resources' Natural Features Report, submitted with the Grandwood Ranch Subdivision Preliminary Plan application for a detailed discussion of wetland ecosystem identification, protection, enhancement and management.

- *Require erosion control measures and slope stabilization for all new development.* See Grandwood Ranch Subdivision Preliminary Grading and Erosion Control Plans for a detailed discussion of grading, drainage and erosion control.

EL PASO COUNTY MASTER PLAN

The El Paso County Master Plan addresses issues directly related to the zoning and future development of the Grandwood Ranch Subdivision . These policies include:

Policy 6.1.10 – Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing. The proposed subdivision is located within the 2000 Tri-lakes Comprehensive Plan. The Comprehensive Plan recognizes and encourages development of the type and density proposed. Commitments to serve the subdivision have been provided by utility supplies and the local Fire District. Transportation impacts and drainage impacts have been addressed in detail within the

Grandwood Ranch Subdivision Preliminary Plan application package submitted concurrently with this application.

Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. See the response to the 2000 Tri-lakes Comprehensive Plan consistency analysis above.

Goal 6.4 – Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services. The proposed 2.5 acre home sites are consistent with and maintain the transitional rural residential character of the Ponderosa Breaks Sub-area community. The proposed density allows for the future subdivision of the parcel to develop such that the land's topography, natural systems, water resources, geology and surface drainage can accommodate and adequately facilitate 2.5 acre home sites. Areas of geologic hazards, sensitive environmental assets or drainage concerns have been identified and integrated into areas outside of the proposed building envelops ensuring residential structural safety and integrity. Water service will be provided via on site wells operated under a State approved Water Augmentation Plan. Wastewater treatment will be accomplished via individual on site septic systems. Reports regarding the suitability of the property to safely accommodate the wells and septic systems have been provided within the concurrently submitted Preliminary Plan application. Fire protection will be provided in accordance with the fire codes adopted by the Tri-lakes Monument Fire Protection District. Electric, natural gas, telephone and communication data transfer will be accomplished via underground service systems.

Policy 6.4.3 – Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection. Reports addressing fire protection, water resources, wastewater treatment suitability and transportation impacts have been provided in the concurrently submitted Preliminary Plan application package.

Policy 6.4.9 – Continue to develop reasonable and consistent levels of service standards for rural residential subdivisions. See Policy 6.4.3 above. The identified reports and letters required with a Preliminary Plan application package have addressed both current and future levels of service standards for rural residential subdivisions. Where substandard conditions are found to exist, the identified mitigation measures will be implemented such that no declines in future levels of service standards are expected.

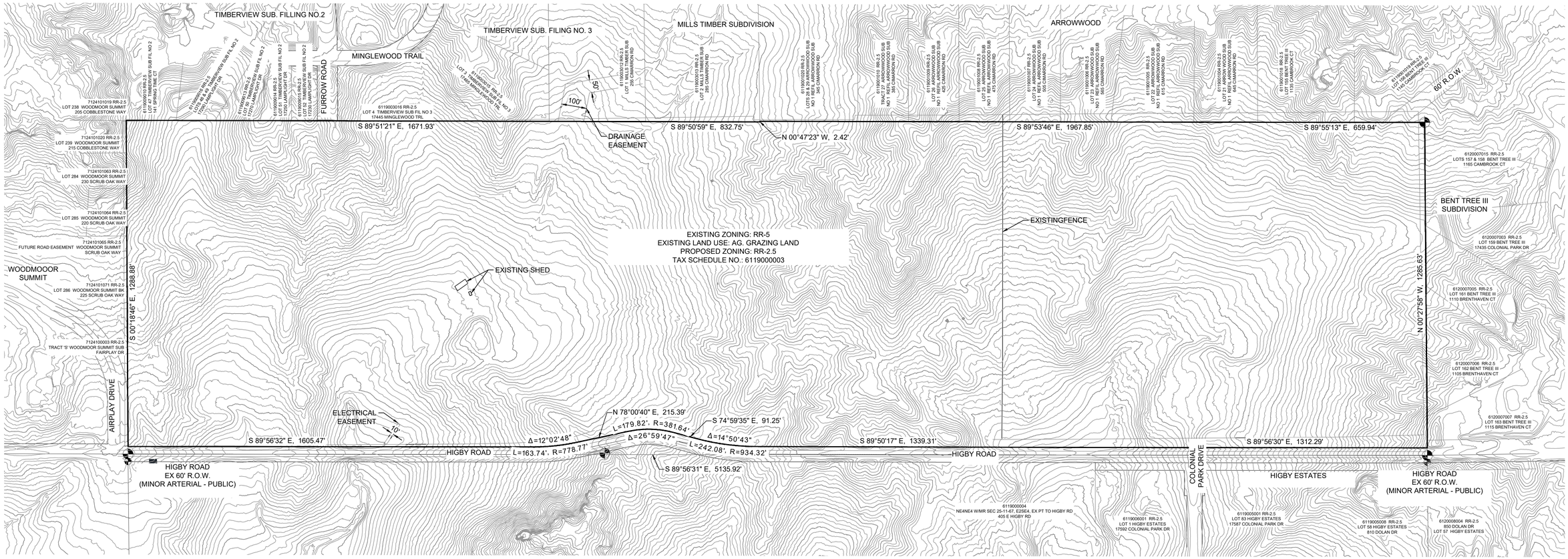
Goal 6.5 – Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County. Due to the project's limited size, 151 acres, and due to economic, climatic, topographic and vegetation conditions in the area, agricultural uses have been and will continue to be limited.

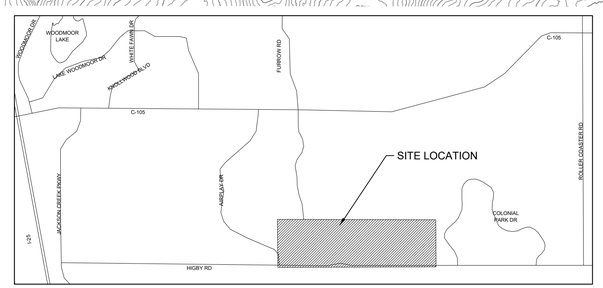
REQUIRED WAIVERS AND ENGINEERING DEVIATIONS

There are no waivers to the Land Development Code associated with this zone change request. The applicant has requested approval of a deviation to the Engineering Criteria Manual requirements related to the maximum length of a cul-de-sac. This deviation is related to the Preliminary Plan application.

GRANDWOOD RANCH ZONING MAP

S $\frac{1}{2}$ OF THE N $\frac{1}{2}$ OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST, EL PASO COUNTY, CO





SITE LOCATION MAP

N.T.S

GRANDWOOD RANCH SUBDIVISION

THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, EXCEPTING THEREFROM THE RIGHT OF WAY FOR HIGBY ROAD DESCRIBED AT RECEPTION NUMBER 205092691 OF THE EL PASO COUNTY RECORDS.

N

GRAPHIC SCALE

200' 0' 200' 400'

(IN FEET)
1 inch = 200 ft.

REFERENCE DRAWINGS

X-Title-W
X-1105-EX SITE DESIGN

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CETNER LINE OF SECTION 19, T11S, R66W, N89°56;32"W - 5135.84/. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5\8" DIAMTER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
GRANDWOOD ENTERPRISES, LLC
WILLIAM F. HEREBIC II, MANAGER
270 LODGEPOLE WAY
MONUMENT, CO 80132

PREPARED BY:

SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No.

GRANDWOOD RANCH

ZONING MAP

PROPOSED ZONING EXHIBIT

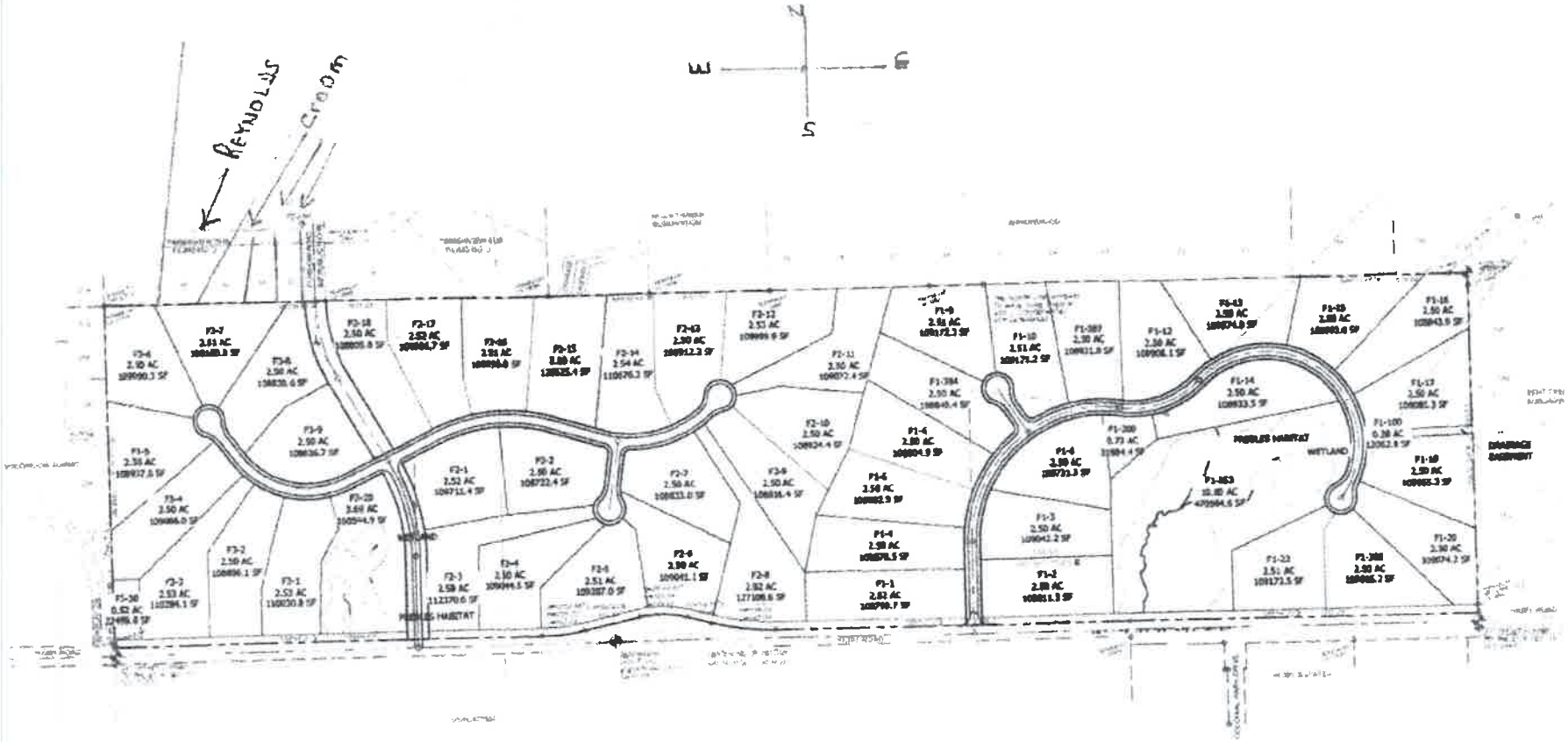
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
HORIZ. 1"=200'
VERT.

DATE ISSUED:

SHEET 1 OF 1

DRAWING No.
ZM 01



Grandwood Ranch Submittal Plat 02.28.2019

Plat/Address
6119D-00-003
CP 18-168

March 29, 2019

To: El Paso County Board of County Commissioners
El Paso Planning Commission

Re: Letter from Grandwood Enterprises, LLC
William Herebic, Managing Member
(719) 651-9152
Grandwood Ranch Submittal Plat 02.28.2019

Dated: February 25, 2019

Regarding the attached Notification to Adjoining Property Owners – Grandwood Ranch Subdivision, it is noted that Properties F3-6 and F3-7, as designated in the above-mentioned attached submittal plat, have been used for drainage release and drainage easement from a retention pond located directly adjacent and uphill from said properties. The retention pond is a receiver of rainwater located in Timberview 1 and 2, from five different upstream culverts, catching and directing water to the subject retention pond, as well as excess waters reaching the Spring Time Court cul-de-sac private creek bed, that directs water to the retention pond that ultimately empties out on Properties F3-6 and F3-7. Videos of past rain storms illustrating the release of water from the retention pond to the involved properties are available. It is respectfully requested that this potential personal liability and/or drainage issue and possible marsh land situation be considered before making any decision regarding any builds on these suspect properties.

Thanking you in advance, we remain.

Mark Heiberger

Mark Heiberger
President, Timberview2 Board of Directors

February 25, 2019

Reynolds Living Trust
James Reynolds/ Janet Reynolds
17290 Lamplight Drive
Monument, CO 80132

RE: NOTIFICATION TO ADJOINING PROPERTY OWNERS - GRANDWOOD RANCH SUBDIVISION

Dear Adjoining Property Owner:

The developer of the below described property, Grandwood Enterprises, LLC, William Herebic II, Managing Member, is currently applying to the El Paso County Board of County Commissioners to (1) Rezone a portion of their property from RR5 (5 ac min lots) to RR2.5 (2.5 ac min lots) and (2) approval of a Preliminary Plan for the property.

The Grandwood Ranch subdivision is located within portions of the S1/2 of the N1/2 of Section 19, Township 115, Range 66W of the 6th PM. More specifically, the proposed subdivision is located at the northeast corner of the intersection of Higby Road and Fairplay Drive.

ZONE CHANGE APPLICATION – RR5 TO RR2.5

The applicant is requesting a zone change from RR5 (5 acre minimum lot size) to RR2.5 (2.5 acre minimum lot size) to allow for the development of 48 single-family residential lots at a minimum of 2.5 acres each. This zone change would comprise the entirety of the property.

PRELIMINARY PLAN APPLICATION

The applicant is also requesting approval of a 151 acre Preliminary Plan detailing the lot and roadway geometrics required to facilitate the 48 proposed single-family residential lots. Attached is a copy of the proposed Preliminary Plan.

Proposed improvements within the subdivision include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone service. All new utilities will be below grade. Grading and drainage earth moving activities within the single-family residential area will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Wastewater will be treated via individual on site septic systems, designed and constructed to County and State Health Department standards.

You may appear in person at the Planning Commission or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the applications. Your comments should be sent to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Nina Ruiz. The date, time and location of the future public hearings regarding these applications may be obtained by contacting the El Paso County Planning and Community Development Department at 719-520-6300.

Should you have any questions regarding these applications, please contact either Nina Ruiz at 719-520-6313 or me at 719-651-9152.

Regards,

William Herebic
GRANDWOOD ENTERPRISES, LLC
719.651.9152
herebic5@msn.com

To: El Paso County Board of Directors
El Paso Planning Commission
Re: Mills Timber Subdivision Concerns Regarding Grandwood Ranch Lot F2-15

Date: June 27, 2019

Mills Timber Subdivision has concerns related to the development of lot F2-15 as shown on the Grandwood Ranch Subdivision Preliminary Plan Drawings 5/08/19 (current version on EDARP website).

The concerns are as follows:

1) INTERFERANCE WITH NATURAL WATERWAYS.

Mills Timber Lot 1 has a pond with constant drainage flow onto Grandwood Ranch Lot F2-15. (See Figure A) A drainage easement is shown on Mills Timber Lot 1, but no drainage easement is shown on the Grandwood Ranch Preliminary Plan Drawings. (Figure B) Given the required leach field and corresponding home placement suggested on page 17 in the Wastewater Evaluation report (rev. 4/1/19) (Figure C) the residential structure will conflict with the natural waterway (Cherry Creek) when the proper drainage easement is established on Lot F2-15. Please consider that a home cannot be built on lot F2-15 as currently platted without restriction to a natural waterway.

We have spoken with Gilbert LaForce, El Paso County Engineer II, and he has agreed the situation needs to be addressed and has thus asked the builder to ensure there are no negative impacts through Grandwood Subdivision. Please support the protection of these vital waterways.

2) POTENTIAL WETLAND AREA ISSUE

Grandwood Ranch Lot F2-15 may still have area designated as a Preble Mouse habitat. When Mills Timber Lot 1 was developed, the area in question was designated as Preble Mouse habitat area and it is assumed that is still the case. The water entering lot F2-15 is above and connected to the designated Drainage 1 Wetlands and Preble habitat area in the southwestern part of the Grandwood property in the Wetlands Report dated January 10, 2019. (Figure D)

3) LAND USE COMPATIBILITY ISSUE

The final concern related to lot F2-15 is its compatibility with the existing and permitted land use. As stated in the El Paso County Land Development Code Section 5.3.5(B), the third criteria for approval of a rezone is that “The proposed land use or zone district is compatible with the exiting and permitted land uses and zone districts in all directions”. The Grandwood Ranch subdivision is compatible with adjoining properties in most, but not all directions. There are three 5 acre lots bordering the Grandwood Ranch property. The Mills Timber Subdivision was zoned and built with 5 acre lots. We ask for consideration from the builder to match the adjoining density. We have examples of subdivisions who planned larger lots to match the existing adjacent lots in other subdivisions and ask for similar consideration.

PROPOSED SOLUTION:

Convert Grandwood Estate Lots F2-15 and F2-14 into a singe 5 acre lot. This will allow a more environmentally friendly placement of a house and also make allowance for lot compatibility with Mills Timber Subdivision.

I believe we raise valid concerns and appreciate your consideration

Regards,

Jon David Mills

Jon David Mills
Mills Timber Subdivision

Figure A
Mills Timber Pond

Figure B
Drainage Easement Should Be Extended

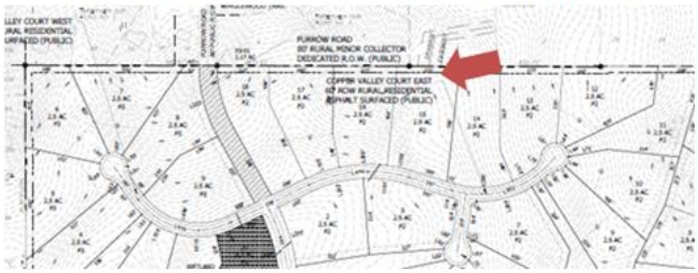


Figure C
Estimated Home and
Leach Field Location

Figure D
Wetlands

Lot F2-15 from
Mills Timber Fence line
Fed by flow from Pond.
Flow feeds Wetland below.

Lower Wetland Designation / Preble Habitat (Wetlands Report 1/10/19)

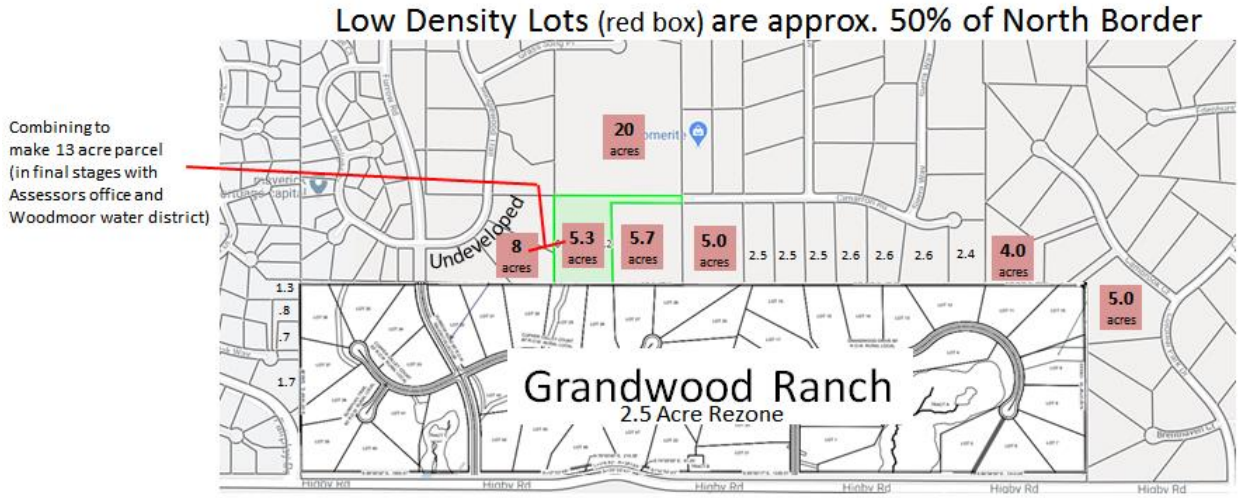
Photo 6 - Overview of wetland and pond on Drainage 1 in the southwestern part of the project area. View is to the southwest.

To: El Paso County Board of Directors
El Paso Planning Commission
Re: Mills Timber Subdivision Concerns Regarding Grandwood Rezone

Date: September 10, 2020

This letter is a follow-up to our Letter of Opposition submitted 6/27/19 which requested lot size transition adjustments where the 2.5 Grandwood Ranch lots meet existing adjacent lower density lots. The developer appears unwilling to compromise.

Situation Overview: Existing low density neighbor lots (diagram below) account for approximately 50% of the Grandwood Ranch north border. The 2.5 acre Grandwood Ranch rezone violates EPC Land Development Code, Section 5.3.5(B), third criteria, which states: "The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions" The proposed Grandwood rezone is not compatible on the north border.



The Grandwood response to our original letter of opposition argues their current plat "provides a suitable transition from the smaller lots to the west to the existing land use zone districts to the north and east". We will argue that the smaller lots to the west are a minor part of the perimeter and not indicative of the character of the majority of the land surrounding the proposed rezone.

Our family places great value on open space as a compliment to development. In fact, when we developed our property in 2002, we increased our zoning to RR-5 to match the RR-5 zoning below us to the south and to the neighbors' 20 acre lot above us to the north. (See July 8, 2002 letter below) We have also held the three additional lots (8 total acres shown above) undeveloped for decades and are in the final stages of combining them to the 5.3 acre lot to make a 13 acre parcel. (See WWSD Public Hearing notice & Assessors office combine form below).

We understand that rezoning is an exception granted by the BOCC, when criteria are met. Good land use planning would at least site/create larger parcels near neighboring lower density lots. The 48-lot Grandwood Ranch development could easily be reduced by one lot to accomplish this valuable goal. Please support an increase in the lots adjacent to our RR-5 lots mentioned above. (Convert three 2.5 acre lots into two 3.75 acre lots).

At the BOCC meeting, I will show many EPC examples where lot sizes have been adjusted to provide a suitable transition to existing lower density perimeter lots in situations similar to this one.

Note: The zoning map on the EDARP website on the Grandwood Rezone project incorrectly shows our zoning as RR 2.5. This map was incorrect when the first plat was created and is still incorrect after the most recent 4/12/20 update. Perhaps lot transition adjustments would have been made to the plat if they had been looking at had the correct information.

I believe we raise valid concerns and appreciate your consideration

Regards,

Jon David Mills

Jon David Mills
Mills Timber Subdivision

July 8, 2002

El Paso County
Department of Public Works
3460 N. Marksheffel Rd.
Colorado Springs, CO 80922

Re: Mills Timber Subdivision - Drainage Letter
Project No. 60720

The owner of the land that is being platted as a minor subdivision to be called "Mills Timber Subdivision" intends to subdivide the property into two 5 acre lots. This letter is to serve as the Drainage Letter Report for the Minor Plat Approval.

The site is located in northern El Paso County southeast of The Timber Subdivision south of Back O' the Wind Subdivision, and southwest of Arrowwood Filing No. 1 (Refiling of Arrowwood Subdivision). The proposed Mills Timber Subdivision begins at the east end of Cimarron Road. The property currently has a house constructed on the existing 10.97± acre parcel in the area to be called lot 2. The location of the 10.97± acres can also be described as being in the Northwest One-Quarter of Section 19, Township 11 South, Range 66 West of the 6th P.M.

The property is zoned RR-3 (Rural Residential). The site is in the Jackson Creek major drainage basin. The site has one existing residence located on the land and the drainage fees will therefore be charged only for one lot. According to the Flood Insurance Rate Map (FIRM) Map Number 08041C0279 F, dated March 17, 1997, the subject property is not located within a FEMA designated flood hazard area.

The total site area is 10.97± acres. The site is developed with one residential structure with a gravel drive. The site is vegetated with native grass and trees. There is evidence that grading has taken place on the site for one existing residence situated on the proposed lot 2. Also, grading and re-vegetation has taken place at the southern portion of the proposed lot 1 where a pond has been constructed to contain spring water. The site drains southerly at a slope of between 2% and 4% . A drainage easement has placed across the lands to protect the existing drainage swale created by storm water flows from said Arrowwood subdivision. Also the drainage easement encompasses the pond area located at the southern edge of the proposed Mills Timber Subdivision. There are no other significant drainage features on or near the site.

One more single family residence is planned for the site on proposed lot 1. Proposed improvements to the property include said residence and the construction of a gravel driveway.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

The proposed development will not result in any change to the drainage patterns with only a small increase to flow rates on the site. The small pond will reduce these small increased flows. We see no negative impacts to the adjacent downstream property owner. Drainage fees will be paid for one lot of this proposed subdivision and will be based on the development being7 % impervious. There are no bridge fees and drainage fees are $3975/impervious acre.

Drainage Fee

(5.32 acres) ($3975/impervious acre) (0.07 impervious) = $1480.29

The existing drainage conditions described in this report only accommodate the currently proposed development. Any future changes to the site will require a re-examination of drainage measures.

Very truly yours,

M.V.E., Inc.

Charles C. Crum, P.E.

CCC:pm
60720DRLstatementcert. - nn

Enc.

M.V.E., Inc. • Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

WOODMOOR WATER AND SANITATION DISTRICT NO. 1

Board Meeting
Monday August 10th, 2020

AGENDA

1. Call to Order
2. Reading of the Minutes
3. New Business
   - A. Appoint Specific Alternate to the Tri-Lakes Joint Use Committee
   - B. Consider Awarding CMAR Construction Contract for the 2020 Capital Improvements Project – Bid Results and Recommendation (JVA Engineers)
   - C. Public Hearing on The SJ Mills Trust UA (Jon Mills, Trustee) Inclusion Petition
     1. Petitioner's Presentation
     2. Staff Presentation & Analysis
     3. Public comment
   - D. Consider Resolution and Order granting The SJMills Trust UA Petition for Inclusion
   - E. Mid - Year Budget Update
   - F. COVID-19
     - Resumption of Meter Replacements
     - Office Closed to Public (except by appt.)
4. Old Business
   - None
5. Financial Report
6. Public Discussion
   - A. Unscheduled People
7. Joint Use Committee Report
8. Chilcott Ditch Company/Woodmoor Ranch Report
9. Manager's Report
10. Special Reports & Subjects
    - A. Engineer's Report
    - B. Attorney's Report

OFFICE OF THE
COUNTY ASSESSOR
Steve Schleiker
ASSESSOR

1675 W. GARDEN OF THE GODS ROAD
EL PASO COUNTY
COLORADO SPRINGS, COLORADO 80903
(719) 520-6653
Fax (719) 520-6462

MEMBER
International Association of Assessing Officers

Combining/Splitting of Property

Schedule Number(s)	Improvement Locations
6119003015	Office Use Only
6119003014	
6119005016	
6119003012	

Owners Name Jonathan D Mills and Stacy L Mills as co-trustees of the SJ MILLS TRUST
(Ownership on multiple properties must match EXACTLY for properties to be processed)

Reason To reduce taxes. Also combining lots will simplify tax dept. work and our recordkeeping

Signature Jon Mills Date 9/27/19

Phone Number 719-209-8850

Return To:
El Paso County GIS/Mapping
1675 Garden of the Gods Rd. STE 2300,
Colorado Springs, CO 80907

If in the process of *transferring ownership*, a reception number **MUST** be provided. Just in case: 208712875

Reception Number: 208712875

5/28/19 GRANDWOOD RANCH COMM Meeting

NAME	PROPERTY	CONTACT
Betty Stout	17435 Furrow Rd	stoute@teleport.com
Bob Baker	17295 LAMPLIGHT	2prince@comcast.net
JEFF STODDARD	37 BRIDLE CRK	JSKSTODDARD@GMAIL.COM
Jim Reynolds	17290 Lamplight Dr.	jreynolds1944@hotmail.com
Lisa Hatfield	660 Harness Rd	lhatfield0786@msn.com
Kris + Mark Geesey	141 Spring Time Ct	Kristine@thegeeseys.com
Jack Morrow	141 Spring Time Ct	JKMorrow2@MSN.com
Mike & Gail Hess	225 Scrub Oak Wy	mfhess@comcast.net
Jim Butler	17420 E. Caribou Dr.	jimbobikesandskis@gmail.com

Nbr Mtg 5/28/19 Grandwood
(10 ppl)

- Overv. of proposal + plan (History + plan move forw.)
  → Cov to reduce lawn area (no HOA in place now)

- Snow removal EPC? yes
- TIS Furrow? not yet
  → do not want Conct
  → want Furrow connected w/o inp to read (in bad cond.)
- Det pond just W of subdiv - plan to have your H_2O go this way? No - Cont H_2O above ground + rel @ historic flow
- Happy to see you will do forest mangement
  ↳ want to be fire wise Com + had a forester review to verify healthy (in coen)
- Cisterns - fire dept do not use - we did talk to fire dept abt. what they want
- Do not plan to have trails, park, gazebo (↓ HOA due)
- Timeline? want to @ Fall sell lot
- Furrow road b4 build house (sell)?
- What abt H_2O? you use 2 box for aquif (pump from Clawson)
- Ind. home w/indiv build or Classic? Individ
  We want to see little guy an opp.

To: El Paso County Board of Directors
El Paso Planning Commission
Re: Mills Timber Subdivision Concerns Regarding Grandwood Ranch Lot F2-15

Date: June 27, 2019

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Jon David Mills

Jon David Mills
Mills Timber Subdivision

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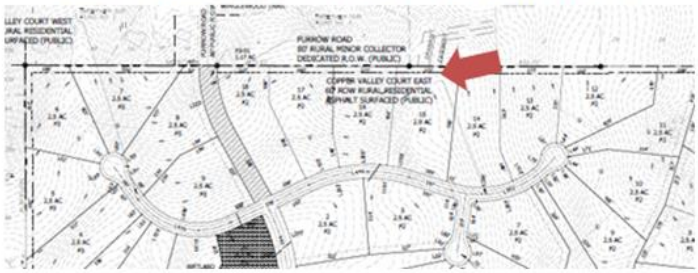
Mills Timber Pond

Figure B
Drainage Easement Should Be Extended



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Leach Field Location

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Lot F2-15 from
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Lower Wetland Designation / Preble Habitat (Wetlands Report 1/10/19)

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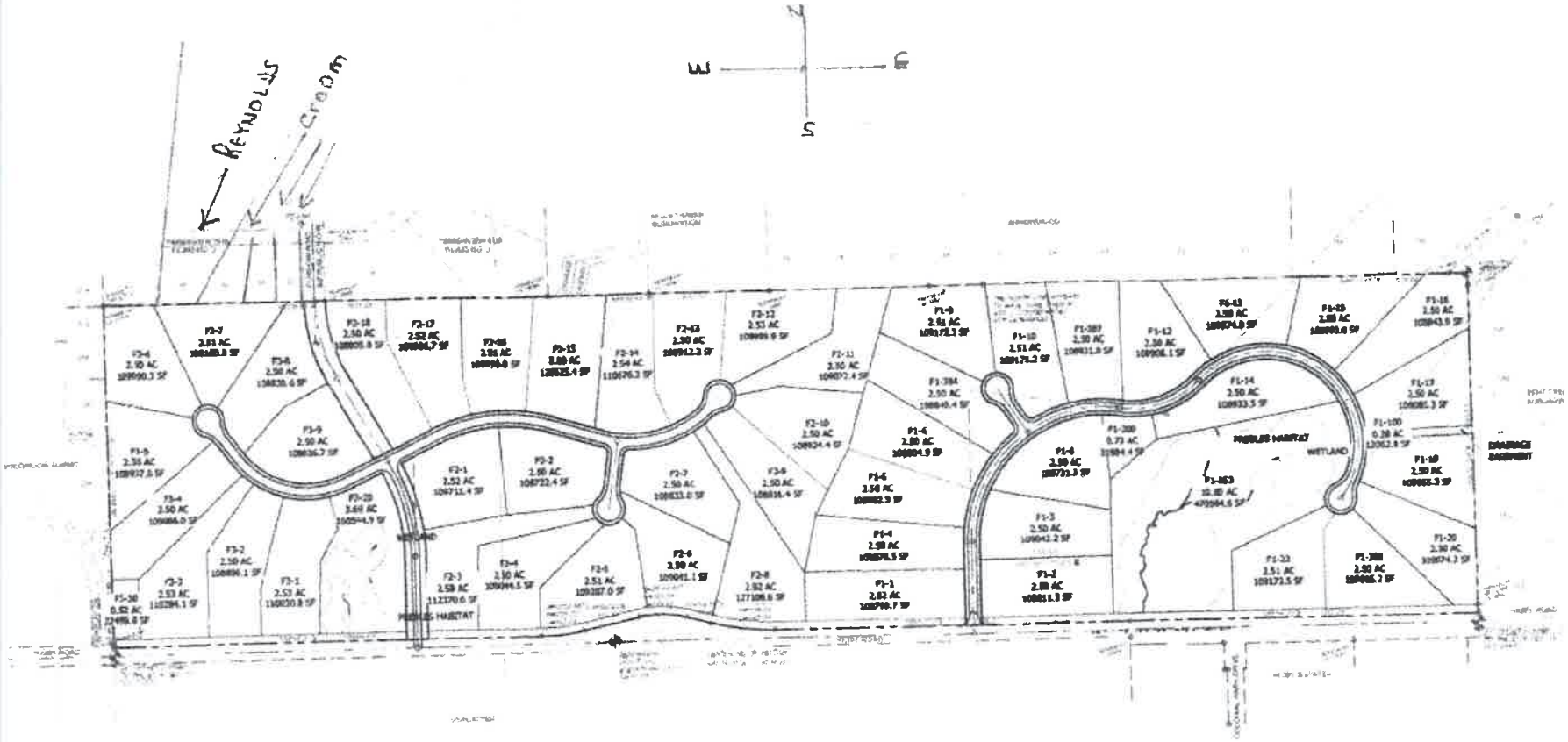

Grandwood Ranch Submittal Plat 02.28.2019

Plat/Legal
6119D-00-003
ZA18-168

March 29, 2019

To: El Paso County Board of County Commissioners
El Paso Planning Commission

Re: Letter from Grandwood Enterprises, LLC
William Herebic, Managing Member
(719) 651-9152
Grandwood Ranch Submittal Plat 02.28.2019

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Mark Heiberger

Mark Heiberger
President, Timberview2 Board of Directors

February 25, 2019

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James Reynolds/ Janet Reynolds
17290 Lamplight Drive
Monument, CO 80132

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Dear Adjoining Property Owner:

The developer of the below described property, Grandwood Enterprises, LLC, William Herebic II, Managing Member, is currently applying to the El Paso County Board of County Commissioners to (1) Rezone a portion of their property from RR5 (5 ac min lots) to RR2.5 (2.5 ac min lots) and (2) approval of a Preliminary Plan for the property.

The Grandwood Ranch subdivision is located within portions of the S1/2 of the N1/2 of Section 19, Township 115, Range 66W of the 6th PM. More specifically, the proposed subdivision is located at the northeast corner of the intersection of Higby Road and Fairplay Drive.

ZONE CHANGE APPLICATION – RR5 TO RR2.5

The applicant is requesting a zone change from RR5 (5 acre minimum lot size) to RR2.5 (2.5 acre minimum lot size) to allow for the development of 48 single-family residential lots at a minimum of 2.5 acres each. This zone change would comprise the entirety of the property.

PRELIMINARY PLAN APPLICATION

The applicant is also requesting approval of a 151 acre Preliminary Plan detailing the lot and roadway geometrics required to facilitate the 48 proposed single-family residential lots. Attached is a copy of the proposed Preliminary Plan.

Proposed improvements within the subdivision include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone service. All new utilities will be below grade. Grading and drainage earth moving activities within the single-family residential area will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Wastewater will be treated via individual on site septic systems, designed and constructed to County and State Health Department standards.

You may appear in person at the Planning Commission or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the applications. Your comments should be sent to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Nina Ruiz. The date, time and location of the future public hearings regarding these applications may be obtained by contacting the El Paso County Planning and Community Development Department at 719-520-6300.

Should you have any questions regarding these applications, please contact either Nina Ruiz at 719-520-6313 or me at 719-651-9152.

Regards,

William Herebic
GRANDWOOD ENTERPRISES, LLC
719.651.9152
herebic5@msn.com

April 7, 2019

RECEIVED
APR 11 2019
BY:

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Nina Ruiz

Dear Ms. Ruiz,

I am writing this letter in regards to the proposed extension of Furrow Rd. in Monument. I live at 17435 Furrow Road, south of Hwy 105. My concern is that this has been a very quiet neighborhood with limited traffic and an extension of Furrow to Higby would change the whole character of this neighborhood. In light of the fact that there are no sidewalks in this area, neighbors walk along this road on a daily basis with their children and pets. Wildlife is also quite abundant in this area and I fear for the safety of both neighbors and animals with the inevitable increase in traffic if this extension is developed.

If I understand correctly, the extension of Furrow is in direct relationship to the development of Grandwood Ranch which is just north of Higby. It seems that the residents of this new development would be tending to travel south toward the retail area of Monument instead of traveling north on Furrow which would negate the need to extend Furrow Rd.

My intention is to make my concerns known and I thank you for your consideration.

Sincerely,

Betty Stout

Betty Stout
stout@teleport.com
719-445-1650