

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**THURSDAY, JULY 17, 2014**

**CITY HALL COUNCIL CHAMBERS  
107 NORTH NEVADA AVENUE  
COLORADO SPRINGS, COLORADO 80903**

**CHAIRMAN SHONKWILER CALLED THE MEETING TO ORDER AT 8:30 A.M.  
THE MEETING ADJOURNED AT 4 P.M.**

**PRESENT:**

Donley  
Ham  
Henninger  
Markewich  
McDonald  
Phillips  
Shonkwiler  
Smith  
Walkowski

**ABSENT:**

**ALSO IN ATTENDANCE:**

Mr. Peter Wysocki, Planning and Development Director  
Mr. Marc Smith, City Senior Corporate Attorney  
Mr. Ryan Tefertiller, Land Use Review Manager

**COMMUNICATIONS**

None

**RECORD OF DECISION**

Moved by Commissioner Markewich, seconded by Commissioner Phillips, to approve the June 19, 2014 Record of Decision (meeting minutes). Motion carried 9-0.

**Consent Calendar**

None

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**NEW BUSINESS CALENDAR**

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p><b>ITEM NO.: 4</b> CPC AP 14-00061 (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6316301025</p> <p><b>PLANNER:</b> Kurt Schmitt</p>	<p>An appeal by Aspen Sign and Lighting Company, Inc. of an administrative decision to deny a sign permit for the Loaf n' Jug located at 5825 North Academy. The subject property is zoned C-5/P (Intermediate Business with Planned Provisional Overlay), consists of 1.54 acres and is located northeast of N. Academy Blvd and Vickers Drive.</p>	3
<p><b>ITEM NO.: 5.A</b> CPC MP 05-00080-A4MJ14 (Legislative)</p> <p><b>ITEM NO.: 5.B</b> CPC PUD 14-00020 (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6236100005</p> <p><b>PLANNER:</b> Meggan Herington</p>	<p>Request by Nass Design Associates on behalf of Villages at Wolf Ranch LLC for consideration of the following development applications:</p> <ul style="list-style-type: none"> <li>A. A major amendment to the Wolf Ranch Master Plan to move the 26.31-acre Community Park site from its current location northwest of Wolf Village Drive and Tutt Boulevard to a location southwest of Research Parkway and Wolf Valley Drive. Residential land use will replace the community park site.</li> <li>B. The Villages VI at Wolf Ranch Development Plan that will facilitate the construction of 74 new single-family lots as well as a neighborhood park site, open space and detention wetland area.</li> </ul> <p>The property is zoned PUD (Planned Unit Development) and is located northwest of Wolf Village Drive and Tutt Blvd.</p>	13
<p><b>ITEM NO.: 6</b> CPC CA 14-00065 (Legislative)</p> <p><b>PLANNER:</b> Peter Wysocki &amp; Bret Waters</p>	<p>An ordinance creating a new section 1211 (Temporary Exemption from Park and School Land Dedication and Dees) of Part 12 (park and school site dedications) of Article 7 (subdivision regulations) of chapter 7 (planning, development and building) of the code of the City of Colorado Springs 2001, as amended, pertaining to a school and park site fee waiver within the Imagine Downtown Master Plan Area</p>	100

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
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**NEW BUSINESS CALENDAR**

**DATE:** July 17, 2014

**ITEM:** 4

**STAFF:** Kurt Schmitt

**FILE NO.:** CPC AP 14-00061

**PROJECT:** Loaf 'N Jug Freestanding L.E.D. Sign

**STAFF PRESENTATION**

Mr. Kurt Schmitt presented PowerPoint slides (Exhibit A).

**APPLICANT PRESENTATION**

Mr. Jim Keith, President of Aspen Sign and Lighting, argued that the City Code has been misinterpreted and overreached by City staff. He stated sign face changes do not require a sign permit. He stated the existing sign was legal, non-conforming and required no permit from the City; thus, the new sign request should stand on its own merit. He stated the appeal meets the appeal criteria and the denial is contrary to law, intent of the Zoning ordinance and is erroneous.

Commissioner Markewich inquired if the property management or landlord made the sign face change without Loaf N' Jug's consent. Mr. Keith stated he was not involved in that decision, and it was after installation of that sign that his company was invited into sign request.

Commissioner Ham stated the face change was a major change and the City has given Mr. Schmitt the authority to interpret the Code.

Commissioner Donley inquired if Loaf N' Jug is part of the Erindale Center. Mr. Keith stated yes.

Commissioner Markewich inquired if a new sign were placed inside the Erindale Center tenant sign. Mr. Schmitt stated any EMC component would need to come into compliance with the current Sign Ordinance, even if it were included in the coordinated sign plan.

Commissioner Phillips inquired of reclassification definitions in City Code. Mr. Schmitt stated the uses are listed in the former code, but the classifications are not listed in the current Sign Code.

Commissioner Donley preferred a coordinated sign plan reviewed prior to any new signage allowed in this shopping center.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
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**CITIZENS IN FAVOR OF APPEAL**

None

**CITIZENS IN OPPOSITION TO APPEAL**

None

**APPELLANT REBUTTAL**

Mr. Keith stated there is no criteria in the sign ordinance for reclassifications. He stated the sign changes that exist were within the code criteria.

**DECISION OF THE PLANNING COMMISSION**

Commissioner Markewich felt that City Staff made a reasonable conclusion that the existing shopping center district sign was reclassified to include use by the Loaf N' Jug. He encouraged the applicant to remove the top of the sign to revert back to the former district sign to conform to the current sign code. He felt City staff's decision is not damaging the applicant.

Commissioner Walkowski felt the issue is interpretation of the code. He agreed with City staff's determinations and found it met the review criteria. He supported denial of the appeal.

Commissioner Donley stated the application represents a freestanding parcel and not the shopping center's sign. Any potential adverse impact would set a precedence causing a proliferation of signage along Academy Blvd. If the appeal is denied, he did not want to preclude the applicant from requesting a coordinated sign plan under a time restriction.

Mr. Wysocki confirmed there is no time restriction should the applicant request a coordinated sign plan.

Commissioner Henninger felt the overall impact is a result of converting a monument sign to the shopping district sign. He would've preferred to speak with representative of the freestanding district sign because that is regulated by the State. He supported the appeal.

Commissioner Shonkwiler agreed with Commissioner Donley's comments with monument district signs that need to advertise all businesses in the district, especially those that may not have clear street frontage. He supported the appeal.

Moved by Commissioner Ham, seconded by Commissioner Markewich, to deny **Item No. 4-File No. CPC AP 14-00061**, the appeal for Loaf 'N Jug sign permit application, based upon the finding that the appeal does not meet the appeal criteria outlined in City Code Section 7.5.906.

Motion carried 8-1 (Commissioner Henninger opposed).

July 17, 2014

Date of Decision

Robert Shonkwiler

Planning Commission Chair

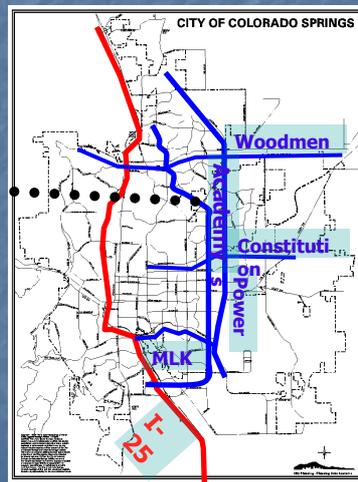
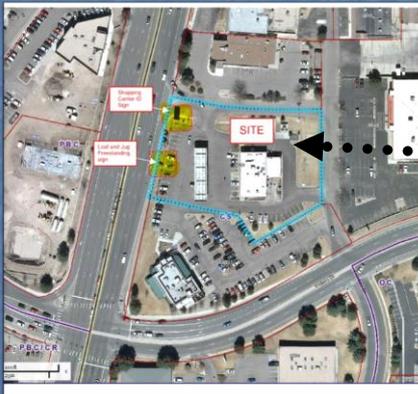
# Loaf 'N Jug Appeal

File No. CPC AP 14-00061

July 17, 2014  
Kurt Schmitt



## Loaf 'N Jug 5825 N. Academy Vicinity Map



## Background

- 1.54 acre site on the NE corner of N. Academy and Vickers
- Property zoned C5
- Use classification “commercial” for sign regulations.

## History

- 2012 Sign Ordinance allocations for freestanding signs:
  - 7.4.409.B.2.a - Each property or parcel of land is allowed a minimum of (1) freestanding sign with an area defined by the linear frontage of the property off of a roadway
  - Commercial use –  $.35 \times \text{linear frontage} = 70\text{sf}$ ,  
 $.07 \times \text{linear frontage} = 14\text{ft overall height}$
  - Frontage = 199.97lf

## History cont.

- July 2013
  - Aspen Sign and Lighting Company inquired about the allocations for freestanding sign at 5825 N. Academy
  - Information was given by staff based on the site conditions at the time research was performed
  - Existing - (1) Legally permitted tenant low profile freestanding sign 32sf x 6ft overall height
  - Existing - (1) Legally permitted 150sf x 30ft overall height Shopping Center Identification sign. (One of two pylon signs for commercial center)
  - Both signs on property

Site conditions at time code information was given to contractor

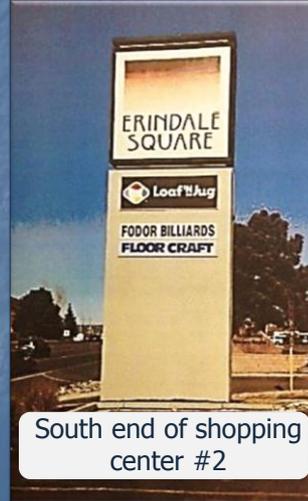


## Shopping Center ID Pylon signs

Legally permitted as "District" signs  
March 20<sup>th</sup> 2003



North end of shopping center #1



South end of shopping center #2

## Sign permit review process

- December 18, 2013
  - Aspen Sign and Lighting Company submitted a sign permit application for 60sf x 14ft freestanding sign with a EMC component.



EXISTING SIGN



PROPOSED SIGN WITH 6' MAIN IDENTITY AND 4' X 6' EMC  
OVERALL HEIGHT LIMIT AT THIS LOCATION IS 14'

## Sign permit review process cont.

- December 20, 2013
  - Site inspection performed revealed tenant had removed top 100sf faces in Shopping Center ID sign and replaced with Loaf 'N Jug logo and LED fuel price panels.
  - As a result of staffs inspection, the face change on the Center ID sign re-classified this as an "on premise" freestanding sign therefore additional freestanding sign submittal was denied.



Shopping Center ID Pylon sign

Tenant monument sign

Property conditions upon site inspection

December 20, 2013





## Intent of the sign ordinance

- To regulate allocation of signage per location and maintain reasonable, consistent, and non discriminatory sign standards.
- Current standards would allow a sign up to 70sf for this property.
- Property conditions show that Loaf 'N Jug currently has 132sf of freestanding signage and the request for the additional freestanding sign would place the area at 160sf.
- This size of freestanding sign exceeds the current code allocations for a single property as the maximum allowed is 150sf with frontage 429lf to 999lf.

## Current site conditions



## Appeal Criteria

7.5.906.A.4

- Criteria for review of an appeal of an administrative decision:
  - a. Identify the explicit ordinance provisions in dispute
  - b. Show that the administrative decision is incorrect because:
    - 1) It was against the express language of this zoning ordinance, or
    - 2) It was against the intent of this zoning ordinance, or
    - 3) It is unreasonable, or
    - 4) It is erroneous, or
    - 5) It is clearly contrary to law.

## Recommendation

- Deny the appeal for Loaf 'N Jug sign permit application, based upon the finding that the appeal does not meet the appeal criteria outlined in City Code Section 7.5.906

Questions?

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**NEW BUSINESS CALENDAR**

**DATE:** July 17, 2014

**ITEM:** 5.A, 5.B

**STAFF:** Meggan Herington

**FILE NO.:** CPC MP 05-00080-A4MJ14, CPC PUD 14-00020

**PROJECT:** Wolf Ranch Master Plan Amendment and Villages VI at Wolf Ranch

*Commissioner McDonald recused herself because she owns property across the street from the proposed site, and expressed her opinion to the proposed changes prior to her appointment to the Planning Commission.*

**STAFF PRESENTATION**

Ms. Meggan Herington, City Principal Planner, presented PowerPoint slides (Exhibit A).

Mr. Don Smith, Academy School District 20 planning consultant, stated the proposed park relocation will improve access to their site considerably. He felt the community park nearby the school location would create a community advantage, and he looks forward to coordinating with the City Parks Dept. as they develop their school site.

**APPLICANT PRESENTATION**

Mr. Ralph Braden, Nor'wood Development Group, introduced the consultant's team. He reviewed the initial master plan process and presented PowerPoint slides (Exhibit B).

Commissioner Walkowski stated that in 2005 the applicant understood the implications and impacts of relocating the park to its current location. He questioned the reason for its relocation now. Mr. Braden stated issues are the same now as they were back then. He wished they would've relocated the park site to its proposed location in 2005 due to impacts of development over the years.

## **CITY OF COLORADO SPRINGS PLANNING COMMISSION RECORD-OF-DECISION**

Commissioner Markewich inquired of any stormwater issues. Mr. Richard Ray, Kiowa Engineering, stated there is an approved calculated density and discharge for Wolf Ranch community overall to Cottonwood Creek, but the densities stay the same despite a change in use.

Commissioner Donley requested to speak with Chris Lieber, City Parks Dept., about the facilities and the site master plan. Mr. Lieber does not have specific site plan for Wolf Ranch community park. Community parks are intended to serve a two-mile radius. The current park site would serve more individuals. The proposed park site would serve individuals not served by other community parks. The advantage to the proposed park site is 16,000 additional unique residents would be served by the new location.

Commissioner Walkowski inquired of sharing facilities with the school district. Mr. Lieber stated the City has not taken advantage of that on larger scale, only modeled on smaller sites. One advantage is shared parking lots.

### **CITIZENS IN FAVOR**

1. Ms. Mary Peterson, Wolf Ranch resident, felt it would be a win-win for Wolf Ranch residents and tax payers.
2. Mr. Marc Peterson supported the park relocation and felt it is unreasonable to expect something planned years ago to be valid today.
3. Ms. Sarita Bonner appreciated her community and planned activities.
4. Ms. Robin Searle, realtor, was requested to look at the impact to nearby homes. She stated that with less traffic around the site and eliminating the existing dirt lot to a smaller park will not have a negative impact on property owners.
5. Ms. Grace Covington, Covington Homes also represented a homeowner whose home will be a 300 feet from the community park and had concerns. Ms. Covington understood master plans are subject to change due to economies and composition of neighborhoods.

### **CITIZENS IN OPPOSITION**

1. Mr. Matt Veits and Mr. Keith Kirkby presented PowerPoint slides (Exhibit C). Mr. Veits referenced the petition that was distributed last week to the Planning Commission after the printing of the agenda (Exhibit D).
2. Ms. JiYoung Smith resides diagonally across from current park location and opposed the park relocation. She preferred the developer develop the lots of the current park location to fund development of a future community park. She preferred the park closer to her home despite the possible light pollution and increased vehicle and pedestrian traffic that a community park attracts.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
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3. Mr. Johnny Lee Smith purchased his property with the understanding that the park will be built near his home.
4. Ms. Kelly Peterson opposed the park relocation and paid a premium for her home.

Commissioner Ham asked her to clarify her comments. Ms. Peterson paid a premium based on the view and the park location, but felt the view would be taken away if more residences are built.

5. Mr. Justin Churchill resides many blocks away from park location, and opposed the manner the park relocation discussion and neighborhood notification was processed.

**APPLICANT REBUTTAL**

Mr. Braden distributed Wolf Ranch Land Use Plan and Wolf Ranch developer agreements (Exhibit E) that outlined any undeveloped land may be developed different than what is shown on land use plan or master plan in the future. A community park will not be built in the foreseeable future, but there is the guarantee of a neighborhood park to be constructed very soon. The City Parks Dept. has other obligations and priorities ahead of this park. He referenced other community parks close by. All homes along Tutt Boulevard will be ranch level homes to show the developer's commitment to help reduce the impacts of existing homes and potential views.

Commissioner Walkowski inquired of the reason over 500 owners signed a petition in opposition to the park relocation. Mr. Braden stated a survey was sent following the October 2012 neighborhood meeting. The results found that there was more support than anticipated. He felt there is basically a resistance to change.

Commissioner Shonkwiler opened up the floor to new information.

Mr. Matt Veits stated no one he knows of saw or were notified of the survey Mr. Braden referenced.

Mr. Braden stated the survey was sent to a high percentage of Wolf Ranch residents.

**DECISION OF THE PLANNING COMMISSION**

Commissioner Ham expressed his frustration with the future development of a community park near his home, and how he's learned that master plans do change quickly. He was a bit conflicted regarding his decision, but did not find any review criteria that was violated with the proposed park relocation.

Commissioner Markewich felt the park relocation should've been done years prior before an increased number of residents were affected. Comprehensive Plan Policy LU201 supports the park relocation. He supported the applications.

Commissioner Walkowski agreed with Commissioner Markewich's comments. There is better synergy next to a K-12 campus that makes the relocation more attractive. The issue comes down to the review criteria and reliance on a master plan with promises of a developer. He was still wrestling with his decision because there were good arguments on both sides.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
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Commissioner Phillips agreed with Commissioner Ham's comments. This is a difficult decision.

Commissioner Smith stated the developer has promised a neighborhood park in the near future as opposed to a community park sometime after multiple generations have passed. He was leaning toward supporting the applications.

Commissioner Henninger stated the proposed park relocation is better suited for its new location and the neighborhood park will still be connected with the existing trail system and a better layout with immediate development versus future possibility of a community park.

Commissioner Donley felt there is value in consistency of a master plan. Amenities within a master plan are important, and product changes over time and amendments occur most often due to needs and marketplace changes. Initially he opposed the community park relocation. Service standards are not changing. The funding from the City is not readily available that could've had a major influence to the park relocation. Yet, he's glad the neighborhood park will be developed in the immediate future rather than an empty open space that would not be developed for future generations. Coming into the meeting he opposed the amendment, but after hearing all the comments he is supporting the amendment.

Moved by Commissioner Phillips, seconded by Commissioner Henninger, to approve **Item No. 5.A-File No. CPC MP 05-00080-A4MJ14**, the major amendment to the Wolf Ranch Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408. Motion carried 7-1 (Commissioner Ham opposed and Commissioner McDonald recused).

Moved by Commissioner Phillips, seconded by Commissioner Henninger, to approve **Item No. 5.B-File No. CPC PUD 14-00027**, the Villages VI PUD Development Plan based upon the findings that the PUD development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606 and the development plan review criteria as set forth in Section 7.5.502.E. Motion carried 7-1 (Commissioner Ham opposed and Commissioner McDonald recused).

July 17, 2014  
Date of Decision

Robert Shonkwiler  
Planning Commission Chair

# Wolf Ranch Master Plan Villages VI at Wolf Ranch

## City File Numbers:

CPC MP 05-00080-A4MJ14 – LEGISLATIVE

CPC PUD 14-00020 – QUASI-JUDICIAL

## City Planning Commission

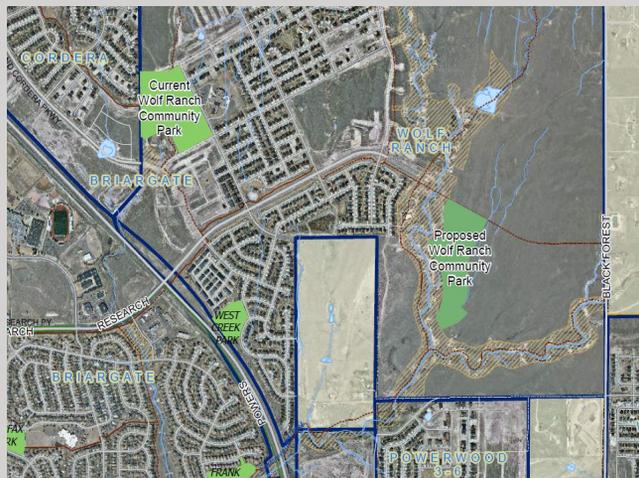
July 17, 2014

Meggan Herington, Principal Planner  
Land Use Review Division

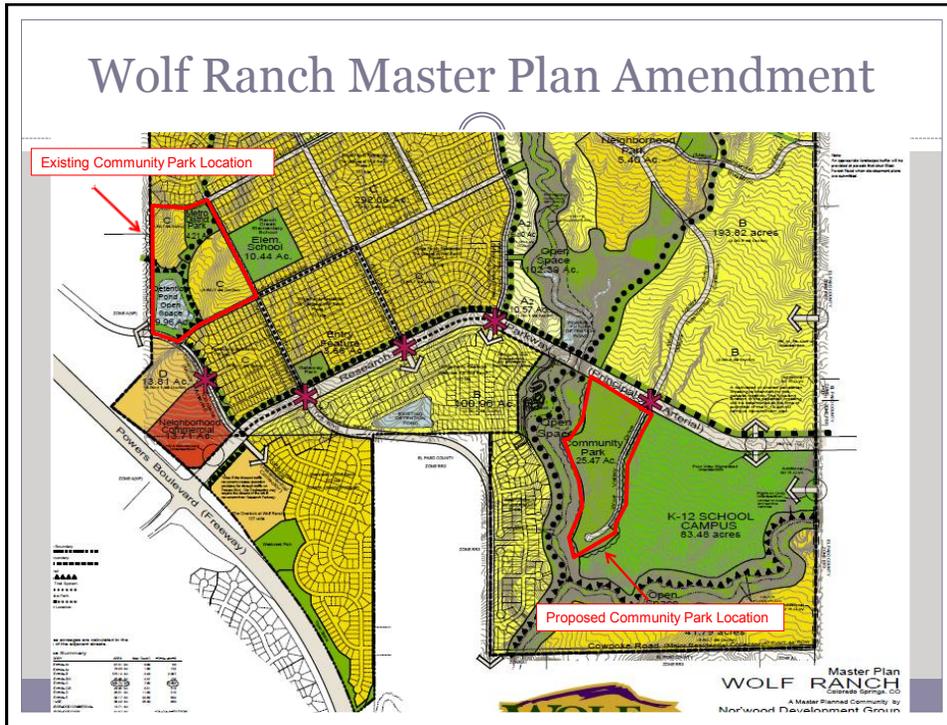
## Vicinity Map

Master Plan  
Amendment  
to relocate a  
community park

PUD Development  
Plan for 74 single  
family lots, park and  
open space/wetland  
area







## Wolf Ranch Master Plan Amendment

- The 2000 Parks, Recreation and Trails Master Plan identified standards for community park sites:
  - Community-wide activities, provide facilities less appropriate for neighborhood parks due to noise, lights, traffic...
  - Balance between programmed sports facilities and other community activities such as gardens, plazas...
  - Sports facilities and other athletically programmed areas limited to a maximum of 50% of the total park area.
  - Community parks should have a 2.0 mile service radius; parkland standard of 3.0 acres/1000 people, good access from an arterial street and direct access to regional trail system.

## Wolf Ranch Master Plan Amendment

- Parks Analysis
  1. Vehicular Access
  2. Pedestrian/Trail Access
  3. Adjacent Land Use
  4. Current Uses
  5. Vegetation and Soils
  6. Topography
  7. Utility Connections
  8. Views
  9. Service Area Analysis

## Wolf Ranch Master Plan Amendment

- Recommendation by Parks Board
  - Required for parks, trails and open space – sites and service areas
  - Hearing held on May 8, 2014
  - Staff recommended moving the park
  - Parks Board agreed with staff and recommend moving the park to the proposed location as shown on the proposed master plan.
- School District 20 positive about potential to share facilities with park adjacent to school

## PUD Development Plan

### **Villages VI at Wolf Ranch**

- 74 SFR Lots
- 2.4 DU/Acre
- Average Lot Size 8,432 sf
- Typical SFR Setbacks
- Ranch style along Tutt
- Limited access to Tutt
- 3.8 acre metro district park
- With multi-use trail
- Traffic study
  - SFR generates less trips
  - Intersections function at same level



## Stakeholder Process/Issues

- Notification to 347 property owners
- Neighborhood meetings
  - November 2012
  - March 12, 2014
  - Written comments in support and opposition
  - Petition of opposition
- Neighbor issues include:
  - Oppose moving park site
  - Increased traffic
  - Promises made by Master Plan

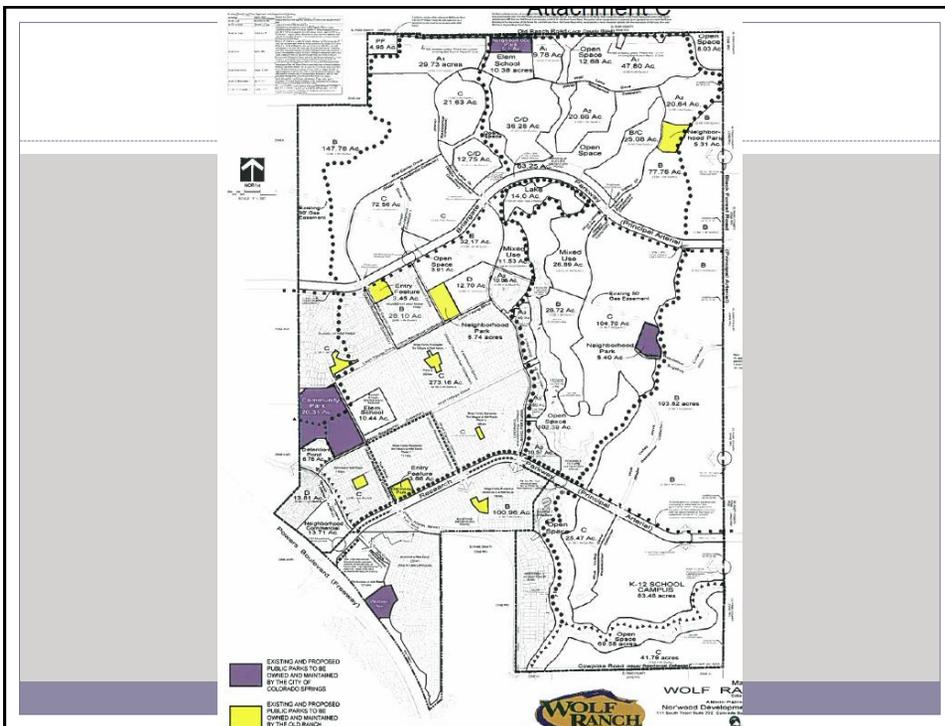
## Stakeholder Process/Issues

- Move community park
  - Moving the park will not impact service
  - Proposed site has better service opportunities
- Traffic Study addresses residential use
  - Shows trip generation, distribution, assignment and operation analysis of existing and proposed use
  - Indicates that residential use will reduce trips from the area
  - Intersection operations same for both uses
- Amending Master Plan
  - This is the 6<sup>th</sup> amendment to the master plan
  - Code recognizes the need to amend plans and outlines review criteria

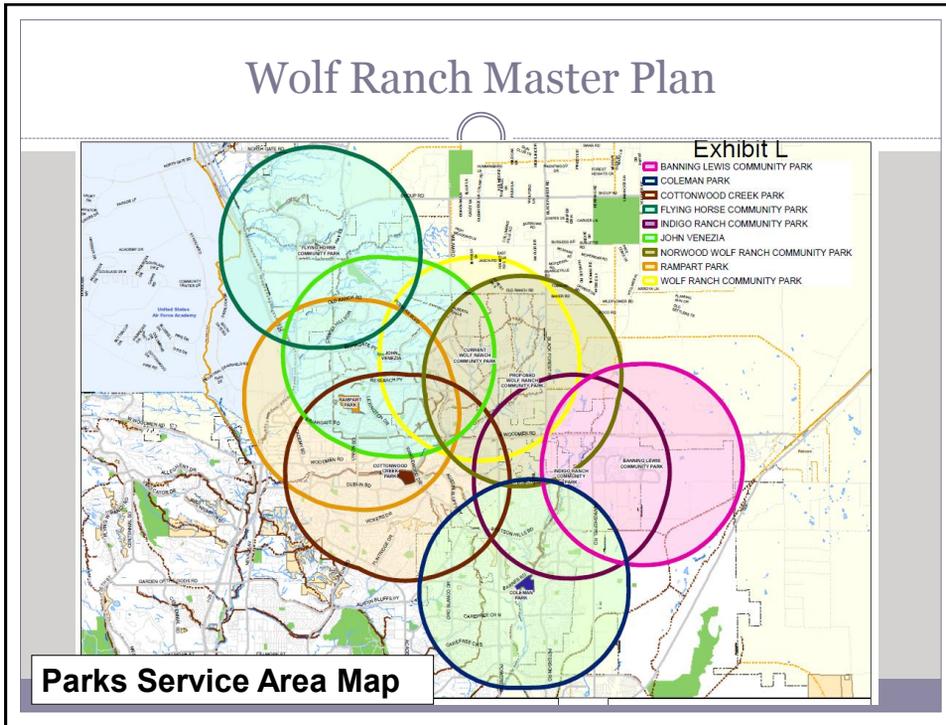
## Recommendation

- Staff recommends approval of the applications as presented finding that they are in conformance with City Code and the elements of the City Comprehensive Plan.

# Questions?



Items: 5.A, 5.B  
Exhibit: A  
CPC Meeting: July 17, 2014



## Wolf Ranch Master Plan Amendment

- **Parks Analysis**

- Adjacent land use impacts a community park
  - ✕ Current site is surrounded by residential development
  - ✕ Proposed site is adjacent to creek open space
  - ✕ Adjacent to future K-12 campus
    - There are opportunities for partnership and shared use
    - Shared parking, sports field use
    - District does have interest in joint facilities

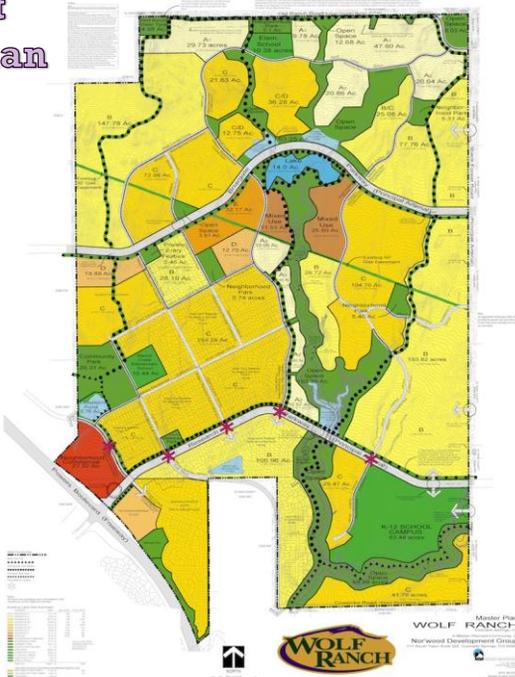


The image shows the Wolf Ranch logo, which consists of the words "WOLF RANCH" in a stylized, serif font inside a brown oval with a white outline. The logo is set against a white background within a purple rectangular frame. To the right of the logo is a color palette consisting of four squares: a light purple square, a yellow-green square, a blue-purple square, and a dark purple square.

### Property Maps

Presented to Parks Board Meeting May 8<sup>th</sup>, 2014

### Current Master Plan

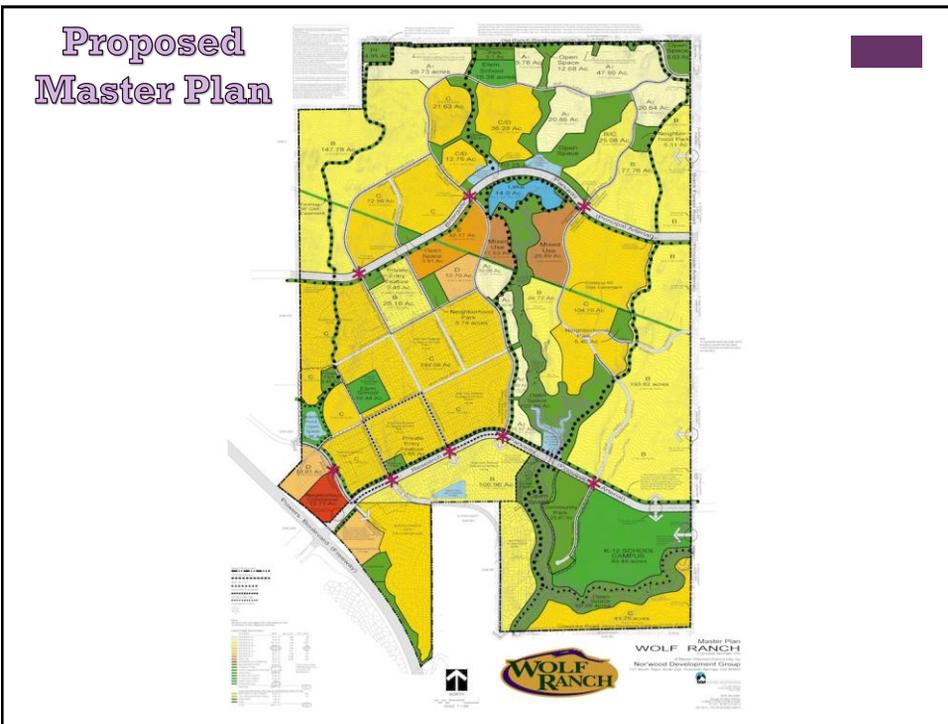


The image is a detailed site plan or master plan map for Wolf Ranch. The map is color-coded to show different zones and features. A central water feature, likely a lake or stream, is shown in blue. The surrounding areas are colored in shades of yellow, green, and brown. The map includes a grid of streets and various annotations. A legend is located in the bottom left corner, and the Wolf Ranch logo is in the bottom center. A small purple square is located in the top right corner of the map area.

Master Plan  
WOLF RANCH  
New Wood Development District

Items: 5.A, 5.B  
Exhibit: B  
CPC Meeting: July 17, 2014





Items: 5.A, 5.B  
Exhibit: B  
CPC Meeting: July 17, 2014



Items: 5.A, 5.B  
Exhibit: B  
CPC Meeting: July 17, 2014

### Current Community Park Location

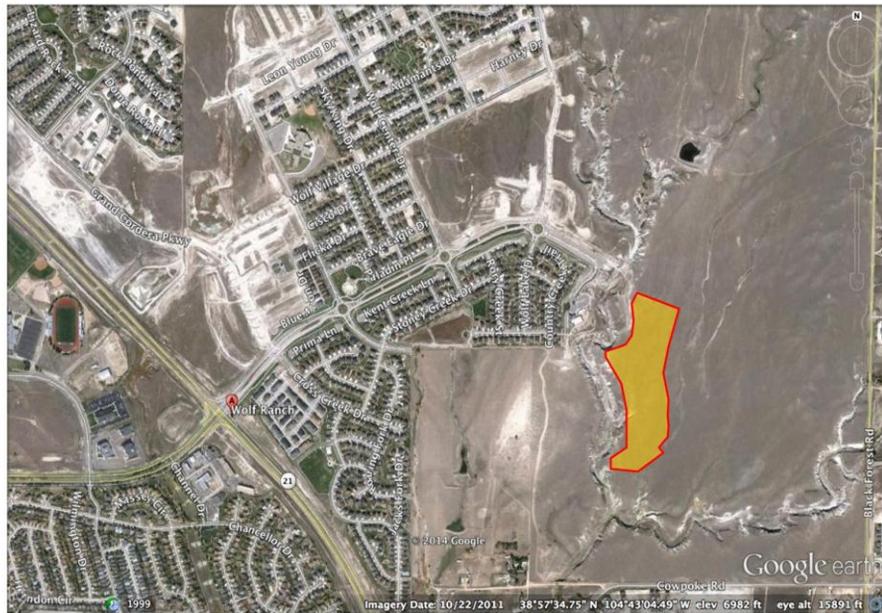




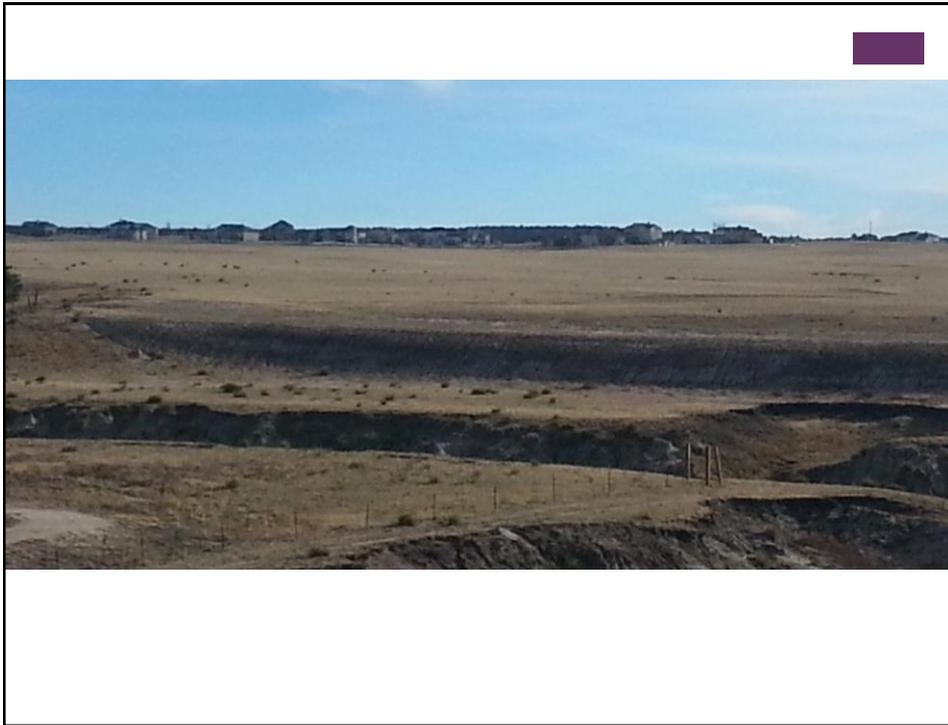
**Items: 5.A, 5.B**  
**Exhibit: B**  
**CPC Meeting: July 17, 2014**



### Proposed Community Park Location



Items: 5.A, 5.B  
Exhibit: B  
CPC Meeting: July 17, 2014





## + Summary

- NEIGHBORHOOD PARK BUILT NOW
- CORDERA TRAIL CONNECTION
- BETTER COMPATIBILITY WITH EXISTING LAND USES
  - NEIGHBORHOOD SCALE PARK AT CURRENT LOCATION
- DOG PARK COMMITMENT
- VEHICULAR ACCESS IS BETTER AT PROPOSED SITE
- PROPOSED SITE OFFERS BETTER PEDESTRIAN TRAIL ACCESS
- BETTER TOPOGRAPHY AT PROPOSED SITE



CITY OF COLORADO SPRINGS

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## Wolf Ranch and Cordera Community Members' Presentation to the Colorado Springs Planning Commission



## The Sanctity of a Master Plan

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- The Sanctity of a Master Plan
- The Integrity of a Master Plan
- The Integrity of what has been represented to the current and future residents – the ultimate investors in these communities



# Master Plan History



Wolf Ranch Master Plan

August 13, 2013

**APPROVED**



# NOT a Vacant Lot

- As a City-owned open space, it will be enjoyed by community members today:
  - Existing Bona-fide Community Dog Park
  - Superior views
  - Undeveloped space versus a continuous "sea" of rooftops



Items: 5.A, 5.B  
Exhibit: C  
CPC Meeting: July 17, 2014

# Access

**Vehicle Access:**

- Access via Tutt – a residential collector, no driveways
- The proposed site would require significant and costly utility investment
- Utilities such as water, electric and sewer are located within a half block of the existing site and links Reseach and Briargate Pkwy.



Larry Ochs Park  
Access via Chapel Ridge Blvd. – a residential collector

Sky View Park  
Access via Silver Hawk Ave. – a residential collector



# Adjacent Land Use

- In proximity to numerous single and multi-family residences
  - This area has developed with the expectation that a community park would exist at this location in the neighborhood
- Ranch Creek Elementary School
  - The school offers 78 parking spaces that would be utilized at off-peak times when the elementary school is typically not used
  - Community parks are excellent neighbors to elementary schools and are used as outdoor laboratories and learning environments



# Future K-12 Campus

- The future K-12 Campus is predicated on a bond approval and is not guaranteed
- The school district does not own the site
- There is nothing to prevent a future application for a change in location



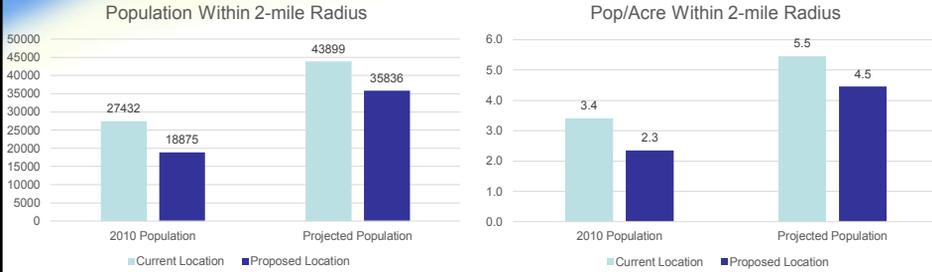
# Views

- Views
  - The current park location offers excellent views of the front range and a vantage point above the majority of the east side of the city
  - A 74-home development will inhibit and, in many cases, eliminate existing property owner's views



# Population Service Density

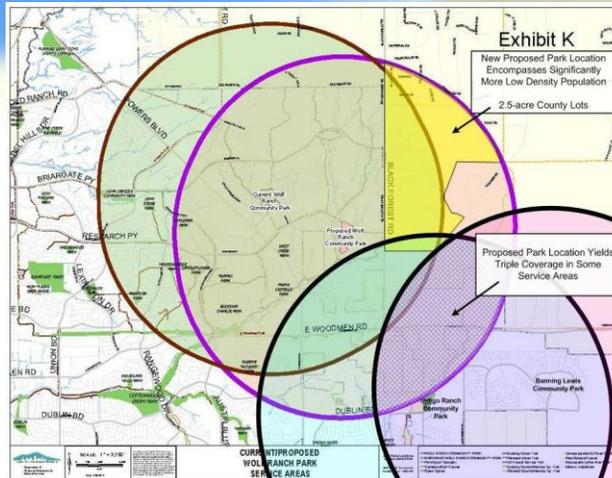
- Population Service Density Calculations by Parks and Recreation:



“A greater number of existing and future residents are projected to live within the service area of the current community park site...”



# Population Service Density



# Distribute the Green Space

"...to serve the needs of several neighborhoods..."



## Acreage Summary

Current Site: 19 acres  
3 park + 10 school + 6 wetlands

Proposed Site: 177 acres  
25 park + 83 school + 69 open space



# Progressive Living Access

- Emphasis on Retired and Assisted Living access to public open space and parks



RE: Proposed Wolf Ranch Master Plan Amendment  
May 7<sup>th</sup>, 2014

The purpose of this letter is to represent the seniors residing at Bonaventure of Colorado Springs, who are in opposition to the proposed amendment to the Wolf Ranch Master Plan. We are a retirement, assisted living and memory care community with 154 rooms and a capacity of nearly 200 seniors, who would all benefit greatly from the City Park that was depicted on the Master Plan. This area has always been represented to the seniors moving into our community as a future amenity available to them, which would no longer be accessible to our residents if moved to the newly proposed location.

We would like to join with our fellow neighbors in voicing our opposition to this amendment for the following reasons:

- The Department of Parks, Recreation, and Cultural Services emphasizes access of public open and recreational lands to retired and assisted living City residents. The Wolf Ranch Community



## Master Plan Review Criteria

- Per Section 7.5.409, Changed Conditions
  - G. "Changes in the service standards for parks or schools"
    - What are the changed conditions that support eliminating the community park from its current location?
    - What changes in the adopted service standards since the 2005 major amendment have occurred to support eliminating the community park from its current location?



## Conformance With The City Comprehensive Plan

The Strategies, Policies and Objectives outlined in the City staff report that apply to the proposed amendment apply equally to keeping the park in its current location.



# Residents Speak

- The Wolf Ranch Master Plan represents the zoning of the property.
- This representation gives the master plan an elevated significance.
- The Master Plan is a commitment to the community and the adjacent developments.
- The City has a responsibility to uphold that which has been represented to current and future home owners, those that have invested in the Master Plan and its defined land uses.



# Residents Speak

## 572 names, addresses, email addresses and signatures

### PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

<b>Petition Background</b>	We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that No'wood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4M14', 'CPC PUD 14-00020', and 'AR FP 14-00054').
<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Chris Newton	9924 San Luis Park Ct	cpnewton@yahoo.com	04/19/14
	Jill Newton	9924 San Luis Park Ct	jdnewton@yahoo.com	4-19-14
	Marian Snyder	11924 Mushroom Cove	regiohickmuff.us	4-19-14
	Todd Budhuse	5205 Essex Valley Dr	toddbudhuse@gmail.com	04/19/14
	Kirk Greethkes	9032 Pellows Pass Ct	kirkgreethkes@gmail.com	4/19/14
	Maria Bayler	5659 Pennington Ct	mbayler@msu.edu	5/18/14
	Erin Maltzman	5251 Petrilwood	erimmaltzman@yahoo.com	5-3-14



## Summary

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- The current park site serves a greater City population than the proposed park site.
- The current park site offers convenient utility access, vehicular access, excellent views and adjacent land sharing with the elementary school.
- The current park site offers service to progressive living City residents.
- In the context of the Comprehensive Plan criteria, the proposed park site does not offer any advantages over the existing park site.
- No acceptable argument has been made to move forward with the proposed major amendment to the Master Plan.



## Summary

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- The majority of the community is content to wait until the funding becomes available to develop the community park
- The majority of the community is aware of and anticipates the impact associated with community park such as traffic, lights, and noise

**The current park site has been, and still is, a perfectly acceptable community park location**





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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Heather Ronske	5918 Leon Young Dr	halonske@aol.com	4-11-14
	Angie Chastner	5119 Leon Young Dr	angie.chastner@sdsu.edu	4-11-14
	Kathleen Witty	2990 Leon Young Dr	kjgolding@cox.net	4/12/14
	Matt Hilly	3690 Leon Young Dr	mthilly12@gmail.com	4/12/14
	Barbara Golding	3545 Hill Cir		4/12/14
	Cecile Grinstead	3745 Hill Cir, W/S		4/12/2014
	Jennifer Lyon	Colorado Springs 5747 Leon Young	jennylyon75@gmail.com	4/12/14
	Annas Rau	5805 Leon Young Dr	drau15@gmail.com	4/12/14
	CHRIS CHAPMAN	6228 HARVEST DR CSPO	CCCHAPMAN2@comcast.net	4/12/14
	Brianne Collett	5873 Leon Young Dr		4-12-14
	Shyanna Louwana	5915 Leon Young Dr		4/12/14
	Joe A. Banks	5915 Leon Young Dr		

Date:

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Michelle Jenkins	2005 Bellverance Drive Colo Spgs CO 80918	s.michelle.jenkins@gmail.com	4/12/14
	Craig Williams	6159 Arroyo Dr. Colo Spgs CO 80909	CWilliams653@gmail.com	4/12/14
	James Stewart	4420 WITCHES WAY Colorado Springs, CO 80911	stewartjamesre@yahoo.com	4/12/14
	Shari Swandel	6114 Wolf Village Dr Colorado Springs, CO 80909	swandel@gmail.com	4/12/14
	KELLY MURRACK	6138 wolf village dr Colorado Springs, CO, 80921	KAMURRACK@hotmail.com	4/12/14
	JULIE PEEL	6146 WOLF VILLAGE DR COLORADO SPRINGS CO 80921	JULIEPEEL@hotmail.com	4/12/14
	Chris Jacobs	6154 Wolf Village Dr Springs CO 80924	stephandchris@comcast.net	4/12/14
	Stephanie Jacobs	6154 Wolf Village C/S CO 80924	stephandchris@comcast.net	4/12/14
	Mrs Smith	6175 wolf village c/s co 80924	SMITH.A.WES@gmail.com	4-12-14
	Dana Smith	6178 WOLF VILLAGE D C/S CO 80924	dana@gmail.com	4-12-14
	JOSEPH HUNTER	6180 WOLF VILLAGE C/S CO 80924	Joseph.hunter12.milemil.mil@gmail.com	12-11-14
	Amber Curtis	6298 HARNEY DR. C/S, CO 80924	ysugir115@hotmail.com	4-12-14

**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

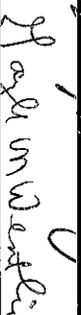
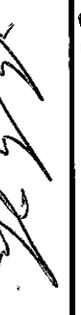
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Signature	Name	Address	Email	Date
	Jesse W. Haggard	6523 Adamants Dr. Colorado Springs CO	Shawkes14@aol.com	12 Jan 14
	Courtney Davis	6310 Adamants Dr	davis.courtney1985@yahoo.com	12 Jan 14
	Matt Topp	6274 Adamants Dr.	mattopp00@gmail.com	4/12/14
	Emilie Topp	" " "	emilietopp123@gmail.com	4/12/14
	Maria Dizon-Correa	6162 Adamants Dr	ochield@yahoo.com	4.12.14
	Nasser & Vera Masson	6250 Adamants Dr	nmasson@stbcable.net	4.12.14
	Bob Lyniston	6254 Adamants Dr.	lyniston@comcast.com	4.12.14
	Dan Mueam	6144 Haver Drive	mmueam@yahoo.com	4/12/14
	Vickie Mulley	6158 Haver Drive	bruce.mulley@ymail.com	4-12-14
	Oral Banack	5943 Honey Drive	OralB@ymail.com	4/12/14
	Nick Strofer	6172 Honey Drive	n.strofer@hutchinson.com	4/12/14
	Michael Paderu	6299 Honey Drive	Mike.Paderu@gmail.com	4/12/14

4-12-14

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Ashley Burr	9923 San Luis Park Ct	ashbur@gmail.com	4/12/14
	Adam Burr	9923 San Luis Park Ct	adam.burr@gmail.com	4/12/14
	Randy Robertson	10198 Adamants Dr.	rguenther@yada.com	4/12/14
	Gayle Wentling	10190 Adamants Dr.	gwentling@yada.com	4/12/14
	Doreen Kwan	6142 Adamants Dr.	DKwanUSA@netnet.com	4/12/14
	Bonnie Mendenhall	10154 Adamants Dr	redflinttime@yahoo.com	4-12-14
	Jan Kay	6130 Adamants Dr	jbkres@comcast.net	4/12/14
	Cheryl Torres	10177 Adamants Dr	stouice@yada.com	4/12/14
	Deborah Smith	6203 Adamants Dr	smithphysics2001@yahoo.com	4/12/14
	Alexis Smith	6203 Adamants Dr	smithphysics2001@yahoo.com	4/12/14
	Barbara Morris	6286 Adamants Dr	barb.morris@yada.com	4/12/14
	Brent Lewandowski	6975 Adamants Dr	brentlewy0321@yahoo.com	4/12/14

Date:

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
<i>Cindy D'Conor</i>	Cindy D'Conor	5762 Cisco Dr		Apr 12, 2014
<i>Selena Tijina</i>	Selena Tijina	5739 Cisco Dr.		Apr 12, 2014
<i>Steve Sharpe</i>	Steve Sharpe	5714 Cisco Dr		4-12-2014
<i>Suzanna Shargo</i>	Suzanna Shargo	5714 Cisco Dr.		4-12-14
<i>Jeffrey Beary</i>	Jeffrey Beary	5702 Cisco Dr.		Apr 12, 2014
<i>Mari Youngkin</i>	Mari Youngkin	5702 Cisco Dr		Apr 12 - 2014
<i>Daniel Newell</i>	DANIEL NEWELL	5715 Cisco DR		Apr 12-2014
<i>Virginia Newell</i>	Virginia Newell	5751 Cisco PR		Apr 12, 14
<i>Donnell Ray</i>	Donnell Ray	5786 Cisco DR		Apr 12, 14
<i>Andrea Randall</i>	Andrea Randall	5774 Cisco DR		Apr 12, 14
<i>Lisa Ingram</i>	Lisa Ingram	5786 Florida Dr		April 12, 2014

Date:

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**Action**

We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Ashley Gaswine	5781 Reuelstake Dr. Cds Springs, CO 80924	ashley.gaswine@gmail.com	4/12/2014
	JON RUBENSTEIN	5793 Reuelstake Dr. Cds Springs 80924	jonrub@comcast.net	4/12/2014
	Rene Rubinfeld	5793 Reuelstake Dr. Cds Springs, CO 80924	plurplene@yahoo.com	4/12/2014
	Peter Lovejoy	5716 Reuelstake Dr Cds CO 80924	petlovejoy@comcast.net	4/12/2014
	Danielle Lovejoy	5716 Reuelstake Dr Cds CO 80924	petlovejoy@gmail.com	4/12/2014
	Linda Lovejoy	6855 S. Downing - Cds. 801220	rllovejoy	4/12/14
	Matt Lovejoy	722 English Sparrow Tr H12 CO 80122	matthewlovejoy@yahoo.com	4/12/14
	Kim Lovejoy	5916 Reuelstake drive Cds CO 80924	lovejoykim@gmail.com	4/12/14
	Kent Lovejoy	6855 S Downing	Kent Lovejoy	4-12-14
	Angela Montgomery	5804 Reuelstake Dr	Reuelstake@yahoo.com	4/12/14
	Alyson Montgomery	5804 Reuelstake	Reuelstake@yahoo.com	4/12/14

Date:

4/12/2014

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Kelly Peterson	5673 Revestake Drive	kel1at9@wstn.com	4/12/14
	Tamara Raupre	5672 Revestake Dr	t.d.raupre@centurylink.net	4/12/14
	Lisa Alden	5696 Revestake Dr		4/12/14
	Janis C Alden	" "		4/12/14
	Gerard Beavore	5672 Revestake Dr		4-12-14
	Andrew Fulken	5720 Revestake Dr		12 APR 14
	Laura Fulken	" "		12 APR 14
	Hollis Julson	5709 Revestake Dr	hollisjulson@hotmail.com	12 Apr 14
	Matt Peck	5744 Revestake		12 Apr 14
	Rachelle Bringard	5756 Revestake St	rbringard@gmail.com	4-12-14
	Kevin Bringard	5756 Revestake St	kevinbringard@gmail.com	4-12-14
	Candace S. Prentiss	5769 Revestake Dr	cprentiss@hotmail.com	4/12/14

Date:

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Signature	Name	Address	Email	Date
	Scott Britton	5763 Wolf Village Dr.	scottbritton@gmail.com	04/12/2014
	Jennifer Brinton	5763 Wolf Village Dr.	jennifer@brinton.org	04/12/2014
	GREGORY SMITH	5739 WOLF VILLAGE DR.	gmsmith22@gmail	4.12.14
	Nathan Wiebe	5723 Wolf Village Dr.	wrebe@yc.hss.com	4/12/14
	KAREN JOHNSTON	5715 WOLF VILLAGE DR. BIRCHMOUNT	kj@birmount.com	4/12/14
	Kehn Scalise	5731 Wolf Village	scah-kahn@gmail.com	4/12/14
	Meghan Workman	5730 Wolf Village Dr.	workmanmeh@aol.com	4/12/14
	MICHAEL WORKMAN	5730 WOLF VILLAGE DRIVE	workmich@gmail.com	12-APR-2014
	Pamela Blaney	5762 Wolf Village Dr.	peconroy@iKanet.com	4/18/2014
	ARTHUR C. SMITH	5762 WOLF VILLAGE DR.	jsmith@kanet.com	4/19/2014
	William Pados	5754 Wolf Village Dr.	bill.pados@gmail.com	4/19/2014

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	Lisa D. Munson	5700 Flicka Dr		4/12/14
	Todd L. Brown	5703 Flicka Dr		4-12-14
	Isabelle Martin	5155 Flicka Drive		4.12.14
	John A. Martin	5755 Flicka Drive		4.12.14
	Rose McKinnon	5791 Flicka Dr		4.12.14
	Kathleen McKinnon	5791 Flicka Dr		4-12-14
	Kristine Slater	5750 Cisco Dr.		4/13/14
	Nicole Bradrick	5703 Casco Dr		4/13/14
	Kerry Blount	5708 Flicka Dr		4/13/14
	Lisa Blount	5700 Flicka Dr		4/13/14
	Chris Hager	5756 Flicka Dr		4/13/14
	Jon Hager			4/13/14

Date: \_\_\_\_\_

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.		

Signature	Name	Address	Email	Date
<i>Mark A. Ferec</i>	Mark A. Ferec	9290 SKYKING	pa@abebe.com@gmail.com	4-15-14
<i>Miso Valentic</i>	MISO VALENTIC	9320 SKY KING AVE	VALENTIC@REXSONE.COM	4-15-14
<i>Karen Marker</i>	Karen Marker	5841 Rowles to the Drive	markerk@att.net	4-15-14
<i>Kathryn C. Fife</i>	Kathryn C. Fife	5864 Rowles to the Dr.	heather.fife@yahoo.com	4-15-14
<i>Todd W. Duff</i>	Todd W. Duff	5829 Rowles to the Dr.	trawd@cox.net	4/15/14
<i>Johnny Lee Smith</i>	Johnny Lee Smith	5778 Wolf Village Dr.	jsmith9@gmail.com	4/15/14
<i>MIRRA B. SMITH</i>	MIRRA B. SMITH	5778 WOLF VILLAGE DR	MIRRA@SMITH@COMCAST.COM	4/15/14
<i>Kai Smith</i>	Kai Smith	5778 WOLF VILLAGE DR	jsmith9@gmail.com	4/15/14
<i>KIM SMITH</i>	KIM SMITH	5778 WOLF VILLAGE DR	jsmith9@gmail.com	4/15/14
<i>Lori Paluchino</i>	Lori Paluchino	5834 Wolf Village Dr.	loripal@comcast.com	4/17/14
<i>Liz</i>	Liz	7944 Hunter Park Trl	XCO@hotmail.com	4/21/14
<i>Kate Whitell</i>	Kate Whitell	5853 Kene Stone	Wagnerkatej@yahoo.com	4/27/14

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Signature	Name	Address	Email	Date
<i>Shelly McBride</i>	SHELLEY McBRIDE	309 Lenoir Ln. 105 W 80421	mcbrideshelly@gmail.com	4/16/14
<i>Martha McKillop</i>	MARTHA MCKILLOP	1302 Green Meadows Dr. Fountain	mckillop@nortons.org.com	4/16/14
<i>Mrs Richard</i>	MRS RICHARD	6099 MARSHALL DR COS 80918	W.Richard@computers.org	4/16/14
<i>Desiree L. Terrell</i>	Desiree L. Terrell	4109 Adams Ln COS CO 80918	desiree11988@gmail.com	4/16/14
<i>Beverly Utter</i>	Beverly Utter	4680 Old Farm/Garden CO SPRING CO 80917	bev.utter@orad.com	4/16/14
<i>Erika Summerlee</i>	Erika Summerlee	5427 Station Meadows Dr 60 Spgs CO 80922	erika.summerlee@att.net	4-16-14
<i>Arcelia Fous</i>	Arcelia Fous	8527 Starbuck Ave CO Spgs CO 80922	arceliafous@comcast.net	4-16-14
<i>Shawn Gillespie</i>	SHAWN GILLESPIE	11685 MYSTIC CANYON MOUNTAIN CO. 80132	shawn.gillespie@gmail.com	4-16-14
<i>David Michley</i>	David Michley	3048 Lindero Cir Highlands Ranch CO 80126	David.Michley@oracle.com	4-16-14
<i>John Sobocki</i>	John Sobocki	2550 Kindermade Ln Colorado Springs, CO 80909	johnsobocki@gmail.com	4-16-14
<i>Keith Schoopflin</i>	Keith Schoopflin	40 WATTMAN AVE Manitou Springs CO 80829	kschoopf@comcast.net	4/16/14
<i>Robert L. Nestor</i>	Robert L. Nestor	6945 CRAZY HORSE CIR CO SPRINGS, CO 80915		4/16/14

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Signature	Name	Address	Email	Date
	Steven T. Sainebast	5738 wolf Village Dr		19 APR 14
	Chyrel Sainebast	5738 Wolf Village Dr Colorado Springs, CO 80904		Apr 19 2014
	Rachel Doster	5738 Wolf Village		Mar 19
	Andrew Slobin	5711 Joffe		
	Gary Moe	5707 Wolf Village		Mar 19
	Jan Moe	5707 Wolf Village		Mar 19
	Greg Manlove	5755 Wolf Village		April 19
	Amanda Reeder	5786 Wolf Village 6050 CO 80924	wtrck76@hotmail.com	April 19
	Mike Reeder	5786 Wolf Village 605, Co 80924		April 19
	MATTHEW VETS	5770 WOLF VILLAGE DR.	M.VETS@AOL.COM	4/25/14
	David M Vets	5770 Wolf Village Dr.	dvets@btdmoy.com	4-25-14

**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

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**Action**

We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
<i>Karen T. Hibbard</i>	Karen T. Hibbard	5914 Leon Young Dr	hibbard@comcast.net	4/12/14
<i>William K. Hibbard</i>	William K. Hibbard	5914 Leon Young Dr	hibbard@comcast.net	4/12/14
<i>Justin Henderson</i>	Justin Henderson	5133 Revelstoke Dr.		4/12/14
<i>Kathy J. Bates</i>	Kathy J. Bates	5733 Revelstoke Dr	kbates@comcast.net	4/19/14
<i>Angie Bates</i>	Angie Bates	5733 Revelstoke Dr.	angiebates@gmail.com	4/19/14
<i>Dona Bray</i>	Dona Bray	5859 Leon Young Dr	olga-1213@comcast.net	4/19/14
<i>Lamar Johnson</i>	Lamar Johnson	5957 Leon Young Dr.	ljohnson@comcast.net	4/19/14
<i>Sheryl D. Durka</i>	Sheryl D. Durka	5929 Leon Young Dr	williamdurka324@comcast.net	4/19/14
<i>William G. Durka</i>	William G. Durka	5929 Leon Young Dr	williamdurka324@comcast.net	4/19/14
<i>Daniel G. Tucker</i>	Daniel G. Tucker	5943 Leon Young Dr	chieftucker@valco.com	4/19/14
<i>Chris Tucker</i>	Chris Tucker	5943 Leon Young Dr.	chieftucker@valco.com	4/19/14
<i>Teresa Fitts</i>	Teresa Fitts	5984 Leon Young Dr	kaitliffmoran@gmail.com	4/19/14

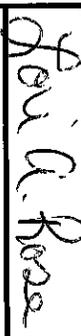
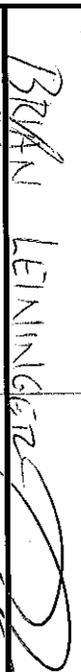
**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

<b>Petition Background</b>	We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Norwood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4M114', 'CPC PUD 14-00020', and 'AR FP 14-00054').		
<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.		

Signature	Name	Address	Email	Date
<i>Staci Zaker</i>	Staci Zaker	6125 Lem Young Dr	Staci.zaker@gmail.com	4/19/14
<i>Susan Law</i>	Susan Law	6153 Lem Young Dr	Saleban@msn.com	4/19/14
<i>Suresh Raju</i>	SURESH RAJU	6195 LEAN YOUNG DR	Suresh-Raju@prodigy.com	4/19/14
<i>Padmasa Adnan</i>	PADMASA ADAN	6195 LEAN YOUNG DR	PADMASA-ADAN.RODRIGUEZ@prodigy.com	4/19/14
<i>Fermy Sinclair</i>	Fermy Sinclair	6279 LEAN YOUNG DR	JSinclair101@Xtreme.net.com	4/19/14
<i>Andrea Sinclair</i>	Andrea Sinclair	6279 LEAN YOUNG DR	asinclair422@earthlink.net	4/19/14
<i>Steve Brown</i>	STEVE BROWN	6027 THUNDER	Shoone@gentec.com	4/17/14
<i>Karen Dunbar</i>	Karen Dunbar	6027 Thunder Dr	Karen@gentec.com	4/19/2014
<i>Dawn Brown</i>	Dawn Brown	8785 Country Creek Dr	Shambrown@gnail.com	4/19/14
<i>Chris Brown</i>	Chris Brown	"	"	"
<i>Laura Schfield</i>	Laura Schfield	51084 Revekholer Dr	luschfield@yahoo.com	4/19/14
<i>Kevin Frick</i>	Kevin Frick	5661 Rowles Dr	TRACTORRENT	4/19/14

# PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

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Signature	Name	Address	Email	Date
	John Fitt	5984 Leon Young Dr.	john.fitt@msn.com	4/19/14
	Donald Johnson	5999 Leon Young		4/19/14
	Jeff Fisher	711		4/19/14
	Bobbie	5998 Leon Young	fnr@bobbie.net	4/19/14
	Tammy Shirtz	6012 Leon Young	tshirtz@comcast.net	4/19/14
	John Shirtz	6012 Leon Young	"	4/19/14
	Laura McElroy	6037 Leon Young	lauramc@me.com	4/19/14
	Lori Rose	6069 Leon Young	navyblue@yahoei.com	4/19/14
	Brian Leininger	6054 Leon Young Dr	b.leininger@comcast.net	4/19/14
	Marie Kisa	6082 Leon Young Dr	kisafamily@gmail.com	4/19/14
	Elke Kisa	6082 Leon Young	kisafamily@gmail.com	4-19-14
	Rand Russell	6016 Leon Young Dr.	randrussell@hotmail.com	4/19/14

**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

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Signature	Name	Address	Email	Date
<i>[Signature]</i>	Linda Fitzwater	5161 Revelstoke Dr.	linda_mansel@yahoo.com	4-19-14
<i>[Signature]</i>	Les Maats	5160 Revelstoke Dr.	lmaatsw@jmail	4/19/14
<i>[Signature]</i>	Kristen Maats	5160 Revelstoke Dr.	kristen.maats@gmail.com	4/19/14
<i>[Signature]</i>	Meissa Parent	10068 Revelstoke Dr.	melissaparent12@gmail.com	4/19/14
<i>[Signature]</i>	Rodriguez Jesus	5532 Blue Mountain Dr.	55Rodriguez79@aol.com	4/19/14
<i>[Signature]</i>	Rodriguez Brenda	5532 Blue Mountain Dr.	brodriguez79@aol.com	4/19/14
<i>[Signature]</i>	JANAY VILORIA	5005 REVERSTOKE DR	XLNT108@gmail.com	4/24/14
<i>[Signature]</i>	Suegan Gilm	5885 PENNINGTON DR	GIEZVIL@AOL.COM	4/24/14
<i>[Signature]</i>	Andra Long	6013 Frank Ave	aglong23@ks.com	4-26-14
<i>[Signature]</i>	Rob MacDonald	6050 Thurber Dr.	robert_macdonald@comcast.net	4/26/14
<i>[Signature]</i>	Kathryn McDonald	6050 Thurber Dr.	kbisc@netmail.com	4/26/14
<i>[Signature]</i>	Kristin Hall	6051 Thurber Dr.	kimbhall@gmail.com	26 Apr 14

Date:

Page of

**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

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<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	KAREN BARTZINGER	5965 HERSEY FOND LN	iguazu@inlogate.com	4/23/14
	MICHELLE SLUTZ	8715 COUNTRY CRK.	michelle.slutz@gmail.com	4/23/14
	MARK SLUTZ	8715 COUNTRY CRK	mark.slutz@gmail.com	4/23/14
	CAROL SMART	6035 ABBEY FOND LN	CSmarts@aol.com	4/23/14
	SHEILA SMART	6035 ABBEY FOND LN	sasmarta@aol.com	4/23/14
	LISA BEECH	8755 COUNTRY CRK	L.BEECH@COMCAST.NET	4/24/14
	ROBERT BEECH	8755 COUNTRY CRK	RHBEECH@HOTMAIL.COM	4/24/14
	JULIE A. GAVIN	8745 COUNTRY CRK	JULS2706@AOL.COM	4/24/14
	EDWARD FLOREK	8735 COUNTRY CRK	EDWARD.FLOREK@YAHOO.COM	4/24/14
	HARMLEEN FLOREK	8735 COUNTRY CRK	HARMLEEN.FLOREK@YAHOO.COM	4/24/14
	JENNIFER CHARLES	8705 COUNTRY CRK T-1	charles.jennifer@gmail.com	4/24/14
	SUSAN O'LEARY	49726 COUNTRY HILL TR	SUSANOLEARY@SBCOMCAST.NET	4/24/14

Date:

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Signature	Name	Address	Email	Date
<i>[Signature]</i>	Linole Rollins	8942 Stony Creek	rollinsl@comcast.net	4/12/14
<i>[Signature]</i>	Harold Rollins	8942 Stony Creek		
<i>[Signature]</i>	Richard Clark	6322 Adamants Dr	richard.a.clark75.civ@gmail.com	4/12/14
<i>[Signature]</i>	Robin Clark	6322 Adamants Dr	rkkclark04@gmail.com	4/12/14
<i>[Signature]</i>	Maxell Barnes	6606 SP2200 WY LTN CO	nbarnes7@msn.com	4/12/14
<i>[Signature]</i>	Elizabeth Kress	1630 Adamants Dr	bkskress@comcast.net	4/15/14
<i>[Signature]</i>	Kristi Delange	3550 Sedgewood	videlange@gmail.com	4/15/14
<i>[Signature]</i>	Jimmy Do	6222 ADAMANTS DR.	stractman@gmail.com	16 APR 14
<i>[Signature]</i>	Nicholas Swinand	4410 Leland Way	schwinnari.tand@gmail.com	4/22/14
<i>[Signature]</i>	Jeanette Lunsford	4075 Adamants Dr	jeanette.lunsford@gmail.com	4/22/2014
<i>[Signature]</i>	Paul Kohlman	4985 Centennial Blvd	pkohlman@gmail.com	4-22-14
<i>[Signature]</i>	Don Adams	5930 Adamants Dr	adamantsdr@gmail.com	4/22/2014

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Signature	Name	Address	Email	Date
	Julie Hart	5767 Flicka Dr	JulieLHart67@gmail.com	4/13/14
	Ben Cregger	5731 Flicka Dr	bencreg@cox.net	4.13.14
	Ben Cregger	5731 Flicka Dr	bencreg@cox.net	4.13.14
	Janice Van Meter	5719 Flicka Dr	jmvanm@cox.net	13 Apr 2014
	Tom Kaveney	5719 Flicka Dr	TKRover@cox.net	13 APR 2014
	MIKE LEONARD	5726 ASH DR 80524	MEDNARD@GMAIL.COM	4/15/14
	Brett Annesson	5787 Girard Dr 80524	B.C.Annesson.m@gmail.com	4/15/14
	Tracy Anderson	5787 Girard Dr 80524	tracy@tracyanderson.com	4/15/14
	Kate Ridge	5763 Girard Dr 80524	kate@kateridge.com	4/15/14
	Lisa Humbarger	5738 Girard Dr 80524	lshumbarger@cox.net	4/20/14
	Sean Humbarger	5738 Girard Dr 80524	shumbarger@gmail.com	4/26/14
	Pick Oranor	5762 Girard Dr		4/26/14

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Signature	Name	Address	Email	Date
	John Zentner	5828 YANCEY DR. COLO SPRINGS CO 80924	jzentner@outlook.com	4/13/14
	MICHELLE ZENTNER	5828 YANCEY CYS CO 80924	MJGBRIT@hotmail.com	4/13/14
	Tom Perry	5816 YANCEY DR COLO SPRINGS, CO 80924	Perryplace3@gmail.com	4/13/14
	Kristin Perry	5816 YANCEY DR. Colorado Springs, CO 80924	perryplace3@gmail.com	4/13/14
	Tom Steinberg	5815 YANCEY DR. Colorado Springs CO 80924	tomsteinberg@gmail.com	4/13/14
	Alicia Dotsen	5803 YANCEY DR. Colorado Springs 80924	dotsen.aa@gmail.com	4/13/14
	FERN K. LIMERIO	5863 YANCEY DRIVE Colorado Springs, CO 80924	F.LIMERIO@gmail.com	4/24/14
	Mark Mansfield	5882 YANCEY DRIVE Colorado Springs CO 80924	markmnsfld@hotmail.com	4/24/14
	Susanna Mansfield	5882 YANCEY DRIVE Colorado Springs CO 80924	smnsfld@hotmail.com	4/26/14
	Robby Mansfield	5852 YANCEY DRIVE Colorado Springs CO 80924	-	4/26/14
	RALICE ROBERT T	5819 WOLF VILLAGE DR Colorado Springs CO 80924	butcherbob@comcast.com	4/26/14
	APPEL DAVIS	5827 WOLF VILLAGE DR Colorado Springs CO 80924	appel.davis@gmail.com	4/26/14

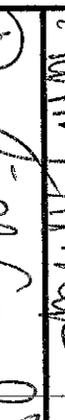
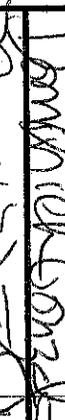
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Signature	Name	Address	Email	Date
	Joshua Bebens	6279 Reuelstoke Dr	dr.j.bebens@gmail.com	4/22/14
	Bill Stelkeny	6201 Reuelstoke Dr,	billstelkeny@gmail.com	4/22/14
	Zachs Carley	6097 Reuelstoke Dr	zachs.carley@gmail.com	4/22/14
	Kassie Carley	6297 Reuelstoke Dr.	kassie.carley@gmail.com	4-22-14
	Tricia Torres	6308 Reuelstoke Dr	torresfamilytudo@gmail.com	4-22-14
	Johnny Torres	6308 Reuelstoke Dr.	johnny.torres@optum.com	4-22-14
	Michelle Moore	6309 Reuelstoke Dr.	bismal@comcast.net	4/22/14
	Brian Moore	6309 Reuelstoke	" "	4/22/14
	Charis Frenkel	5995 Abbey Road Ln	migsandj@gmail.com	4/22/14
	Mike French	5445 Abbey Road Ln	migsandj@gmail.com	4/22/14

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Signature	Name	Address	Email	Date
	FRANK M. DONALD	6202 Adamants Dr.	FRANKM.DONALD@tel.com	4/22/14
	Debby McDonald	6202 Adamants Dr.	framedone@aol.com	4-22-14
	Tina DuMosel	6166 Adamants Dr.	luf+kopf5@msn.com	4-22-2014
	Norman DuMosel	6166 Adamants Dr.	luf+kopf5@msn.com	4-22-2014
	EMMA CORENEAU	6105 Revelstoke Dr.	emma.marc@yahoo.com	22 APR 14
	CASS KIZMEK	6164 REINERT DR	CASSTAMI@yahoo.com	4/22/14
	TAMMY KIMER	6164 Reinert Dr	christam1@yahoo.com	4/22/14
	Donnicka Gonzalez	6177 Lovelocke Dr.	masasj03@yahoo.com	4/22/14
	Martha V. Toro	6189 Lovelocke Dr.	rmvtoro@msn.com	4-22-14
	Angela Kenny	6201 Revelstoke	slive409@hotmail.com	4-22-14
	Alda	6239 Revelstoke	aldalowband@yaho.com	4-22-14
	Chelsea Berans	6249 Revelstoke Dr.	chelseaberans@aol.com	4-22-14

Date: \_\_\_\_\_

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Page of \_\_\_\_\_

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Signature	Name	Address	Email	Date
<i>Kim Kelly</i>	Kim Kelly	5830 Rowley Dr	khappawill@comcast.net	4/26/14
<i>Melissa Paige</i>	Melissa Paige	5820 Rowley Dr	melissa.kelly@myyahoo.com	4/26/14
<i>Brenda Paige</i>	Brenda Paige	5830 Rowley Dr	brisa@comcast.net	4/26/14
<i>Michael Kelly</i>	Michael Kelly	5830 Rowley Dr	kellym58@my.comcast.net	4/26/14
<i>Terry Goodrich</i>	Terry Goodrich	5854 Rowley Dr.	tkgoodr@ymail.com	4/26/14
<i>Sidney Muro</i>	SIDNEY MURO	5832 BEAVER CREEK	murosyos@yahoo.com	4/26/14
<i>Lynia Muro</i>	LYNIA MURO	5832 BEAVER CREEK	murosyos@yahoo.com	4/26/14
<i>Molly A. Bachman</i>	Molly A. Bachman	5816 BAY EAGLE DR.	molly@thebachmans.com	4/26/14
<i>Brian Dreher</i>	Brian Dreher	5839 Yancey Dr.	bdreher66@att.net	4/26/14
<i>Laura Dreher</i>	Laura Dreher	5839 Yancey Dr.	ldreher13@att.net	4/26/14
<i>Kristi Mullings</i>	Kristi Mullings	5846 Rowley Dr.	kristimullings@comcast.net	4/26/14
<i>Debra Mullings</i>	Debra Mullings	5846 Rowley Dr.	mullings@hotmail.com	4/26/14



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Signature	Name	Address	Email	Date
<i>[Signature]</i>	Sara Raymond Inna Munsay	5851 Yonkey Dr. CO 80924	tonysya@msn.com	4-26-14
<i>[Signature]</i>	Brothun Bliss	9133 Lovett Way 80924	gmbliss@attglobal.net	4-27-14
<i>[Signature]</i>	Koester Martin	9133 Lovett Way CT	valde@pigeonhail.com	4-27-14
<i>[Signature]</i>	BRAD RAINS	5827 WOLF WARE	bradley_rains@aol.com	4-28-14
<i>[Signature]</i>	Andrea Lucas	Colorado Springs	alucero@160g.com	5-7-14
<i>[Signature]</i>	Matt Aschbrenner	2502 Hotch cir 80918	maschbra@gmail.com	5-7-14

**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

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Signature	Name	Address	Email	Date
<i>Mary Zarembo</i>	Mary Zarembo	9061 Esteban Cir	MAZ_25@yahoo.com	4/16/14
<i>Pamela Dodson</i>	Pamela Dodson	6670 Brook Park	pamela.dodson@co.springs.co	4/17/14
<i>Christyna Gillespie</i>	Christyna Gillespie	12591 Firenze Hts.	cgillespie22@hotmail.com	4/18/14
<i>Makensie Diers</i>	Makensie Diers	4887 Kerry Lynn View	kensiepiyer@yahoo.com	4/17/14
<i>Donna Mack</i>	Donna Mack	9185 Duval	donna.mack@comcast.com	4/18/14
<i>Michelle Kastelic</i>	Michelle Kastelic	9947 San Luis Park Ct	mkasteli@gmail.com	4/21/14
<i>Kristin Wardrop</i>	<i>KW</i>	6014 Thurston Dr.	kmoores2333@msn.com	4/22/14

Date:

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Signature	Name	Address	Email	Date
	Barbara	8776 Country Creek	swatic03@vll.com	4/24/14
	Erin Bush	8730 Country Creek	erinbush@hotmail.com	4/24/14
	Joseph Baluk	8825 Country Creek Tr 1	jbaluk@gmail.com	4/24/14
	Jasmine Baluk	8885 Country Creek Tr 1	jbaluk@gmail.com	4/24/14
	Bev Tucker	8815 Country Creek Trail	richardtucker824@msn.com	4/24/14
	Rhonda Frye	8795 Country Creek Trail	Rondam.mike2@msn.com	4/24/14
	Mike Frye	8795 Country Creek Trail	MikeFrye@Freemantle.com	4/24/14

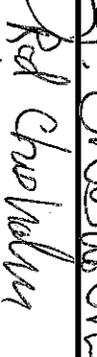
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Signature	Name	Address	Email	Date
<i>[Handwritten Signature]</i>	RAUPH DUNN JR	5811 WOLF VILLAGE	RDUUNNRTJE@yahoo.com	4/25/14
<i>[Handwritten Signature]</i>	Kimberly Dunn	5811 WOLF VILLAGE	kimberly_dunn@yahoo.com	4/25/14
<i>[Handwritten Signature]</i>	Dm Stibitz	5837 HARNEY DR	dmstibitz2208@rci.com	4/25/14
<i>[Handwritten Signature]</i>	James Reinhardt	1414 PENNANT DR	dearandjane_reinhardt@yahoo.com	4/25/14
<i>[Handwritten Signature]</i>	To Wilson	5737 CISCOR DR	joegarwood@yahoo.com	4/25/14
<i>[Handwritten Signature]</i>	Kimberly Dunn	5139 CISCOR DR	kimberlydunn@rci.com	4/25/14

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Signature	Name	Address	Email	Date
	James Stewart	6026 Thurber		4/26/14
	Michael Waldrop	6614 Thurber Dr.		4/26/14
	Lorinczy Jason	5943 Thurber Dr		4/26/14
	Paula Rivard	5919 Thurber Dr.		4/26/14
	J. Christensen	5918 Thurber	christensm.j@norwood.net	4/26/14
	Rod Chisholm	5918 Thurber Dr	Rod-Chisholm@hotmail.com	26 APR 14
	Amy Kucera - Quarines	9030 Sky King Dr CO	amy@EveryHomePlus.com	4/27/14
	Amy Mack	9030 Sky King Dr	Amy.Mack@net	4/27/14

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PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

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Signature	Name	Address	Email	Date
<i>Carolyn A. Stapp</i>	CAROLYN A. STAPP	5907 HARVEY	restapp@com	4-30-14
<i>Ron Stapp</i>	RON STAPP	5987 HARVEY DR.	restapp@com	4-30-14
<i>MONICA DONGYAS</i>	MONICA DONGYAS	8576 WILDING PASS	DUGX2@cdi.com	5/2/2014

Date:

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**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

<b>Petition Background</b>	We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Norwood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054').		
<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.		

Signature	Name	Address	Email	Date
	Lea M. Chidester	5978 Number Vista Way 80924	lea.chidester@hmc.com	5/29/14
	Kathryn Hawk	5601 Old River Dr.	honorat@gmail.com	5/3/2014
	Duane J Huck	5601 Old River Dr.	Kuaneh@gmail.com	5/3/14
	Micheal Chaudhary	5955 Thorber Dr	michael.chaudhary@gmail.com	5/3/14
	Shawn Peterson	5919 Greenwood Ln	jns.peterson@mac.com	5/3/14
	Christopher Mohr	9005 McClintock Dr.	chrismohr@hotmail.com	5/3/14
	Ray Schindler	6011 Adamants Dr.	rayschindler@gmail.com	5/3/14
	Kirk Schafeld	5684 Redside Drive		
	Tammy Aubrey	5746 Wolf Village Dr	tammyaubrey@hotmail.com	5/3/14
	Tracy Wells	5817 Randy Dr	tracywells@msn.com	5/3/14
	Matthew J Wells	5817 Randy Dr.	silver-surfer@msn.com	
	Sarah Wells	5817 Randy Dr		

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

**Petition Background**  
 We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Norwood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4M14', 'CPC PUD 14-00020', and 'AR FP 14-00054').

**Action**  
 We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
<i>Fred Booth</i>	Fred Booth	5706 Wolf Ridge Dr. <sup>FB</sup>	FELbooth@AAS.com	5-8-2014
<i>Linda L. Booth</i>	Linda L. Booth	5706 Wolf Ridge Dr.	FELbooth@gmail.com	5-3-2014
<i>Nicole Bradack</i>	Nicole Bradack	5703 Casco	nicelb017@unm.edu	5-3-2014
<i>Peter Bradack</i>	Peter Bradack	5703 Casco Dr	nicelb017@unm.edu	5-3-2014
<i>Walter Bradrick</i>	Walter Bradrick	5703 Casco Dr	Peterbradrick@aol.com	5-3-2014
<i>Sheri Lattemore</i>	Sheri Lattemore	502 Pennycross Ln.		5-3-2014
<i>Craig Slater</i>	Craig Slater	5750 Casco Dr	slaterc@qps.com	5/3/14
<i>Todd Cook</i>	Todd Cook	5808 Thayer Dr	guthat@hotmail.com	5/3/14
<i>David B. Dillon</i>	David B. Dillon	8459 Jacks Fork Dr	darthdillon1@gmail.com	5/3/14
<i>Sin Jeng Chee</i>	Sin Jeng Chee	8472 Rearing Fox Dr	sinjeng@gmail.com	5/3/14
<i>Min Jie Cheong</i>	Min Jie Cheong	8472 Rearing Fox Dr	minjie@yahoo.com	5/3/14
<i>Parmen Morales</i>	Parmen Morales	5794 Wolf Village Dr	cymorales@gmail.com	5/4/14

Date:

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PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

<b>Petition Background</b>	We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Norwood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-AMJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054').		
<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.		

Signature	Name	Address	Email	Date
	Donald M. Bird	5795 Lusia Drive Colorado Springs CO 80934	dmbird@aol.com	3 May 2014
	Sandra K. Bird	5775 Lusia Dr. Colo. Spgs Co. 80924	dsbird@aol.com	3 May 2014
	Lisa E Ingram	5780 Alder Dr Colo Spgs CO 80924	lisaela1001@gmail.com	3 May 14
	Justin Churchill	6957 Haverly Dr C016 STE 5 80924	justin.churchill@us.af.mil	3 May 14
	Melaney Churchill	4257 Haverly Dr. C00 Springs 80924	me8337@yahoo.com	3 May 14
	Danielle Gruman	5942 Leontong Dr Colorado Springs CO 80924	daniellegruman@yahoo.com	3 May 14
	Joe Padacino	5834 W F Village Dr	dmoss@juno.com	3 May 14
	Linda Willey	5777 Base Camp 80924	melindawilley@me.com	3 May 14
	Ray	5777 Base Camp 80924	Raymond.Willey@me.com	3 May 14
	Deb Closser	" "	Marsyn@earthlink.net	3 May 14
	Ian Willey	5777 Base Camp 80924	ianwilley@gmail.com	3 May 14
	Scott A. Hasket	8872 Stony Creek Dr	Scott.anthony.hasket@gmail.com	03 May 2014

Date:

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**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

<b>Petition Background</b>	We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Norwood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4M114', 'CPC PUD 14-00020', and 'AR FP 14-00054').
<b>Action</b>	We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.

Signature	Name	Address	Email	Date
	DON SATCHLER	5684 REVERSTONE	DONSATCHLER@COJIE@comcast.net	3 May 2014
	Dawnell Ray	5786 GSCO	dray2k7@gmail.com	3 May 2014
	Kristen Schindler	6011 Adamants Dr.	kristenkay2@hotmail.com	5/3/14
	Anne Toran	5634 LEON YOUNG DR.	alex.toran@yahoo.com	5/3/14
	CHRIS HARLER	9310 Sky King Dr.	chrisandshayegmail.com	5/3/14
	Sange Harper	9310 Sky King Dr.	chsandshayegmail.com	5/3/14
	Heaping Emery	5662 LEON YOUNG DR.	physickem@gmail.com	5-3-14
	CAROLINE EMERY	<del>5662 LEON YOUNG DR</del> 5662 LEON YOUNG DR	kittyliver1997@gmail.com	5/3/14
	ANGELA McLANE	5822 HARNEY DR.	amclane@gmail.com	5/3/14
	Andy Avery	5746 W.I.F. Village	aravuly@gmail.com	5/3/14
	JOHN D. EMERY	5662 LEON YOUNG DR	JOHN.EMERY-02@US.AF.MIL	3 MAY 14
	Alex Dimenez	5730 Faldwin Pl	alexandran.dimenez@gmail.com	5/3/14

Date:

5/3/14

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**PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT**

<b>Petition Background</b>	We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Norwood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4M14', 'CPC PUD 14-00020', and 'AR FP 14-00054').		
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Signature	Name	Address	Email	Date
	Preston Jimenez	5130 Paladin Pl	prestonjimenz@hotmail.com	5/3/14
	Taylor Campbell	5130 Paladin Pl	taylor1759@gmail.com	5/3/14
	Emily Shirk	6012 Leavensburg Dr	emilysheikh7@gmail.com	5/3/14
	Stephen M. Moore	5732 Flirka Dr	stephen.moore.33@gmail.com	5/3/14
	Natasha L. DiPietro	5132 Flicka Dr	nastasha22@gmail.com	5/3/14
	BRAD LAVIGNE	51071 Flicka Dr.	BLAVIGNE@HOTMAIL.COM	5/3/14
	ADETA LAVIGNE	51071 FLICKA DR.	ADKATA23@HOTMAIL.COM	5/3/14
	Stephanie Robner	5744 Reelskeld Dr	stephanie.robner@gmail.com	5/3/14
	STEFANIE QUILL	9025 McClinton Dr	stefquill@hotmail.com	5/3/14
	Michelle Lynch	9070 Sky King Dr.	mlynch181@gmail.com	5/3/14
	DANIEL LYNCH	9070 Sky King Drive	dlynch1979@gmail.com	5/3/14
	BRADLEY T HAGER	5956 Leavensburg Dr	hager77@gmail.com	5/3/14

Date:

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PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Jennifer Hill	4915 Rabbit Mtn. Ct.	jnj-hill@yahoo.com	5-3-14
	Patrick Long	4935 Mushroom Rock Ct	phat339@comcast.net	5-3-14
	Marc Viano	4715 Mushroom Rock	MViano@aol.com	5-3-14
	Kim Wallace	9371 Lizard Rock	Sammy412@yahoo.com	5-3-14
	MARK DAVIS	9363 LIZARD ROCK	mark.shedz@gmail.com	5/3/14
	Andrew McLean	9331 Lizard Rock	amccraw@gmail.com	5/3/14
	Desi Forbes	9204 Dome Rock	desi.forbes@gmail.com	5/3/14

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Suresh Rajyff	5038 Farnis Creek Ct	rajyff@gmail.com	5/3/14
	ARNETT GEORGIA	5062 FARNIS CREEK CT	ArnettGeorgia.com	5/3-14
	Steven Czap	" "	" "	" "
	L.R. Stow	5070 FARNIS CREEK CT.	sskhksc@aol.com	5/3/14
	Mingers	5078 Farnis Creek Ct	nomineal.com	5/3/14
	Roland Chidley	4987 Rabbit Run	vquidachay@gdhoo.com	5/3/14
	Roy Streichel	4950 Rabbit Mtg Ct Colorado Spgs, Co 80924	Debbie.Streichel@gmail.com	5/3/14
	Jennifer Vaughan	4949 Rabbit Mtg Ct	jennifer.vaughan@redbox.com	5/3/14
	Owen Evinger	4994 Rabbit Mountain Ct	jevinger@outlook.com	5/3/14
	Jeanette Evinger	4979 Rabbit Mountain	jevinger@attlink.com	5/3/14
	CHARLES HANSEN	4923 RABBIT MOUNTAIN	CHAHANSEN@HOTMAIL.COM	5/3/14
	Justin Hill	4915 Rabbit Mtn Ct	justin-hill112@yahoo.com	5/3/14

Date:

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	JENNIFER SHASHATY	5002 PETRIFIED FOREST TRAIL	JENNIFERSHASHATY@GMAIL.COM	5/3/2014
	A. SAM BENTU	5010 Petrified Fa	BOWSAMO@GMAIL.COM	5-3-14
	Linda Burman	5018 Petrified Forest	---	5-3-14
	MARY VAUGHAN	5050 PETRIFIED FOREST	---	5-3-14
	DAN EGAN	5074 PETRIFIED FOREST TRAIL	---	5-3-14
	DAN EGAN	5070 BAMBURGH FOREST TRAIL	---	5-3-14
	Lori Schlonksi	5087 Farms Creek Ct	---	5-3-14
	Denise Nelson	5079 Farms Creek Ct	gonzalez.nelson.family@gmail.com	5/3/14
	christopher Eliaz	6770 Labadie Ct	---	5/3/14
	Mark Mason	7975 Henshaw Ct	---	5/3/14
	Corina Young	5022 Farris Creek Ct	bricoraskwa@gmail.com	5/3/14
	Brian Young	5022 Farris Creek Ct	brian.young.99b@gmail.com	5/3/14

Date:

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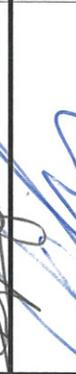
Signature	Name	Address	Email	Date
<i>Paige Robers</i>	Paige Robers	4847 Steamboat Lake Ct.	PaigeRobers@me.com	5-3-14
<i>Lisa Barnes</i>	Lisa Barnes	5880 Farns Creek Ct.	bunnyandlisa@comcast.net	5-3-14
<i>Megan Cain</i>	Megan Cain	4838 Preachers Holland Trl	stapiangirl@yahoo.com	5-3-14
<i>Sierra Alexander</i>	Sierra Alexander	4837 Young Cough Buy	sierralexander@hotmail.com	5-3-14
<i>Jill Fields</i>	JILL FIELDS	4907 Rabbit Mat	jill.fields@gmail	5-3-14
<i>Ken Mopsick</i>	Ken Mopsick	4922 Rabbit Mt		5-3-14
<i>William Walder</i>	William Walder	4974 Mushroom Rock	walder	5-3-14
<i>Tulie Spices</i>	Tulie Spices	4964 Mushroom Rock	spices@yahoo.com	5/3/14
<i>Scott C. Sanders</i>	SCOTT C. SANDERS	4954 MUSHROOM ROCK	SANDERSSD@comcast.net	5/3/14
<i>Donna A Sanders</i>	Donna A Sanders	4954 Mushroom Rk		5-13-14
<i>Garth Snyder</i>	Garth Snyder	4924 Mushroom Rock	garth@nuskyliff.us	5/3/14
<i>Robin Frederick</i>	Robin Frederick	9224 Dove Rock	dfred50@gmail.com	5/3/14

Date:

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Signature	Name	Address	Email	Date
	Chris Newcom	9924 San Luis Park Ct.	cphnewcom@yahoo.com	04/19/14
	Teri Newcom	9924 San Luis Park Ct.	tehnrc@comcast.net	4-19-14
	Marian Snyder	4924 Mushroom Brook	kego@huskybuff.us	4-19-14
	Todd Buchhouse	5205 Fraser Valley Lane	toddbuchhouse@gmail.com	04/19/14
	Kirk Greefkes	9037 Rollins Pass G	KirkGreefkes@gmail.com	4/19/14
	Alexis Bennett	5059 Pennington	cbennet@comcast.net	5/13/14
	Erin Matterson	5051 Petrified Forest	erinmatterson@yahoo.com	5-3-14
	Angela Lindblad	5035 Petrified Forest	shumockam@hotmail.com	5-4-14
	Holly Gardner	5027 Petrified Forest	garygardner@comcast.net	5-3-14
	Chokea Kunkel	5011 Petrified Forest		5/3/14
	Scarlett Patton	5003 Petrified Forest		5/3/14
	Tracy Sheshedy	5002 Pennington		5/3/14

Date:

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Janou Bowen	4817 Rainbow Gulch TRL	Janou.bowen@sbcglobal.net	4/14/2014
	Ann Maeh	4863 Preachers Hollow Trl	emgt240@yahoo.com	4/18/14
	Jennifer Buckhouse	5205 Fraser Valley	j.ladamsbuckhouse@aol.com	4/19/14
	Ann Maeh	9473 Roxborough Pl Ct	ann.skorban@gmail.com	4/19/14
	Melissa Underwood	Colley Adair	liisa@gmail.com	4/20/14
	Bruce Underwood	6119 Adamants Dr	bunderwd@yahoo.com	4/20/14
	Mike Kloenke	5854 Adamants Dr	mabm.kloenke@gmail.com	4/20/14
	Kerr Wilmore	8677 Roanoke Forest Dr	wilmorekj@yahoo.com	4/20/14
	Kristy Higbie	5460 Smokey Hts	kristy.higbie@yahoo.com	4/20/14
	Kelli Baptist	5891 Adamants Dr	kellibaptist@yahoo.com	4/20/14
	Bobby Higbie	5460 Smokey Hts	bobby.higbie@yahoo.com	4/20/14
	MAUR BECKETT	9265 DOME ROCK PL	h5beckett@comcast.net	

Date:

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Michelle Moore	9235 Dome Rock	brityank@me.com	4/15/14
	Steve Ruskin	9512 Pinnacle Peaks	rsruskin@me.com	4/19/14
	Diana Robson	5027 Gibson Lake	COMcast.net DIANA.ROBSON@comcast.net	4/19/14
	Mark Robson	5027 Gibson Lake	Mark.Robson@comcast.net	4/19/14
	Shannon Wood	9564 Lizard Rock Trail	wood.william@me.com	4-19-2014
	Eddie Lawrence	5248 McCallen	elawrence@hotmail.com	4-19-14
	KEITH BLASE	9220 Sky King Dr.	KEITHBLASE@G.COM	4-19-14
	Mary Blase	9220 Sky King Dr.	maryblase@G.COM	4-19-14
	Susan Alexander	5607 Cross Creek Dr.	susanandmark.alexander@gmail.com	4-20-14
	Adriana Okon	10026 Wolf Villages Dr.	adrianaokon@hotmail.com	4-20-14
	William Elliott	8081 Windward Pass	wjelliot@me.com	4/20/14
	YOGESTH KATDARIE	5075 Petrified Forest Trl.	YKATDARIE@gmail.com	05/03/2014

Date:

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Signature	Name	Address	Email	Date
	KRISTEN SACHELI	9123 LIZARD ROCK TR.	KRISTEN.SACHELI@GMAIL.COM	4-12-14
	Carmen E. Youngs	9148 Lizard Rock Trail	youngs.lise@gmail.com	4/12/14
	Keith Hageman	9107 Lizard Rock Trail	KeithH@outlook.com	4/12/14
	Heather Hageman	9107 Lizard Rock Trl	hageman@yahoo.com	4/12/14
	Kari Smith	9180 Lizard Rock Tr	kbsmith24@gmail.com	4/13/14
	Carla Warren	5068 balloing horse way	danandcarl69@gmail.com	4/13/14
	Gary Yensok	5044 Galloping Goose wy.	Yensok@comcast.net	4/13/14
	TINA HARBEY	5037 balloing horse way	tina.harbey@gmail.com	4/13/14
	RICHARD DUTT	5021 GALLOPING GOOSE WAY	JUDREIC3535@MSN.COM	4/13/14
	Sarah Elliott	808 Winding Passage	swantellink@yahoo.com	4-20-14
	Chris Shuman	5049 Snow Eagle	dennite-bell@gmail.com	4/20/14
	Diember Feedback	9224 Dome hole	dfabds@msn.com	3 May 2014

Date:

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

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Signature	Name	Address	Email	Date
	MICHAEL MCKENNEY	9434 ROXBOROUGH PARIS COOT	MEHALL_MCKENNEY@YMCOO.COM	19 APR 14
	WILLIAM WOOD	9564 Lizard Rock Trl	woodwilliam2@gmail.com	19 APR 14
	Jackie Lesh	5186 Chimney Gulch Way	jackie_marty@hotmail.com	04-19-14
	Vince Carrio	5248 MANARAT COURT WAY	TACKERIDE39@gmail.com	4/19/14
	Louis Torres	9233 Rock Paved Way CS, CO 80924	Louis@innovativegroup.com	4/19/14
	Jenna Carpio	5248 Monarch Crest Way CS CO 80924	jennadec23@msn.com	4/19/14
	ANITA CAULLEY	9153 Sandina Park Court	anite.1313@yahoo.com	4/19/14
	James Imlesh	5058 Petalfield Forest Trl CS, CO 80924	Bonnie.Thompson@ymail.com	4/19/14
	Cery Jagers	9163 Rock Pans Way Coco Spgs 80924	Ceryjagers@hotmail.com	4/19/14
	Greg Menhose	9061 Rollins Passet CS CO 80924	gmenhose@hotmail.com	4/19/2014
	Michelle Mangillo	9907 Paonia Park Pl C-Springs CO 80924	nursemonge@hotmail.com	4/19/2014
	Aaron Moore	9255 Dome Rock CS	Aly.Pantano@comcast.com	4/19/2014

Date:

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Signature	Name	Address	Email	Date
	KEITH KIRKBY	9125 DOME ROCK PI. 80924	KEITH.KIRKBY@TOWILL.COM	4/12/2014
	Stacey Sudduth	9191 Rock Pond way 80924	smjhalfpnt425@hotmail.com	4/12/14
	Shannon Schinkel	9177 Rock Pond way C/S 80924	sshinkel11@gmail.com	4-12-14
	R Brett Ogden	9149 Rock Pond way C/S 80924	BrettOgden@gmail.com	4/12/14
	John Cicero	9205 Rock Pond way C/S 80924	daytona3j@aol.com	4/12/14
	JASON GRUBAVICH	9165 LOOKOUT MT. C.T.	jwag52@gmail.com	4/12/14
	Tim Duffy	9149 Lookout Mt	tduffy@troweprice.com	4/12/2014
	Mike Humber	9141 Lookout Mt. Ct	mike@pepperdell.com	4/12/14
	MAX WRIGHT	9109 LOOKOUTMNTCT	maxwright	4/12/14
	John Hansen	9126 Lookout Mt. St	jhansen@2ITHelp.com	4/12/14
	Gene Sanchez	9134 Lookout mt ct	gene.sanchez@gmail.com	4.12.14
	Roxanne Sonken	9166 Lookout mt. ct.	Roxanne.Sonken@hotmail.com	4/12/14

Date:

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Andrew Huestiger	9500 Rock Pond Way	ahuestiger@icloud.com	4-12-14
	Brett Geubar	9135 Rock Pond Way	geubarbry@ver.com	4-12-14
	Isabel Owens	9124 Rock Pond Way	tijowen@earthlink.net	4-12-14
	Matthew Bond	4317 Rock Pond	matthewsbond@earthlink.net	4-12-14
	Abram Nya	9059 Rock Pond Way	anbarnax62@yahoo.com	4-12-14
	Angelia Mora	9359 Rock Pond Way	angelia_mora@yahoo.com	4-12-14
	A. John McKissock	9345 Rock Pond Way	johnmckissock@msn.com	4-12-14
	Jill McKissock	9345 Rock Pond Way	jillmckissock@msn.com	4-12-14
	Barbara Rodney	13612 Morrison St	barbara.rodney@yahoo.com	4/12/14
	Jennifer San	3924 Geneva Ave. #104 Sherman Oaks CA		
	Brooke Rodney	13612 Morrison St		4/12/14
	Sandy Sponte	9330 Rock Pond Way		4/12/14

Date:

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

<p><b>Petition Background</b></p>	<p>We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Nor'wood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054').</p>
<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Elizabeth Bennett	9135 Dome Rock Pl	4bennette@sprintmail.com	12-Apr-2014
	Barry Bennett	"	"	12 Apr 14
	JAMES MAUNSEL	9174 Dome Rock Pl	maunsel@live.com	12 April 14
	TERRY L. OWENS	9124 Dome Rock Pl.	towers1@cymail.com	12 April 14
	LARRY NUNNELEY	9244 Dome Rock	GJAIRCRAFT@aol.com	12 APRIL 14
	Beth Schulte	5084 Laredo Ridge	bschulte4@gmail.com	12 April 2014
	Mary Lammers	1765 Inland Star Trail		4/12/14
	ADAM SCHULTE	5084 LAREDO RIDGE	P200GO@YAHOO.COM	4/12/14
	Cecil Whittington	9134 dome rock pl	cecilwhittington@gmail.com	4/12/14
	Randy Whittington	9134 dome rock pl	Randy Whittington & family@gmail.com	4/12/14
	Jody Citenour	9218 Rock Roadway	jody.citenour@gmail.com	4/12/14
	Kimberly Hunstiger	9120 Rock Roadway	KimberlyHunstiger@gmail.com	4/12/14

Date:

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Shannon DeBruin	9316 Oak Knobelway	Shannon.debruin@gmail.com	4-12-14
	Stephen Paprocki	9302 Rockford	spaprocki@att.net	4-12-14
	Richard Grogans	9198 Dome Rock	rwgrogans@gmail.com	4-12-14
	RYAN DONNA MOORE	9185 Dome Rock Pl	rjmoore@fognail.com	4-12-14
	Karla Wold	9155 Dome Rock P	Karla.wold@hotmail.com	4-12-14
	Ed Wold	9155 Dome Rock	edwardwold@verizon.net	4/12/14
	Shawanna Kehl	9061 Rollins Pass Ct	slashkey72@hotmail.com	4/12/14
	VICKI WESTFALER	9073 Rollins Pass Ct	VICKI@MAKEYOURBESTPLAN.COM	4/12/14
	MATT SWANSON	9013 Rollins Pass Ct	SWANSONB@windstream.net	4-13-14
	Arlene Meyers	9108 Lizard Pack Tr	Arlene1904@Hotmail.com	4/13/14
	Kimberly Moore	9116 Lizard Rock Trail	aaron.peakviewroofing@gmail.com	13 April 14
	Matt Welfer	9156 Lizard Pack Tr	MattWelfer@gmail.com	4-12-14

Date:

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

<p><b>Petition Background</b></p>	<p>We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Nor'wood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054').</p>
<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Addison Beward	9081 Kennebec Pass Rock Tail	addison.beward@vpsnet.com	4/10/14
	Lanett Evans	9087 Kennebec Pass	lanettevans@gmail.com	4/12/14
	Nicole J. Plake	9086 Kuyper Trail	nj.plake@gmail.com	4/12/14
	Sandra Greekes	9037 Rollins Pass Court	sandramaygreekes@gmail.com	4/12/14
	Anne Marie Smith	9087 Rollins Pass Ct	amsmith211@gmail.com	4/11/14
	Ashley Anlman	9080 Rollins Pass Ct.	amahlman7@gmail.com	4/11/14
	Linda Moore	9080 Rollins Pass Ct	lindamoore719@aol.com	4/12/14
	Stephanie Christian	9115 Lizard Rock Trail	Step@comp.com	4/12/14
	Tami Cunniff	9140 Lizard Rock Trail		4-12-14
	Carmen Toca	9157 Lizard Rock Trail		4-12-14
	Michael Wood	9164 Lizard Rock TR		4-12-14
	Charles Sandberg	9171 Lizard Rock Tr		4-12-14

Date:

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

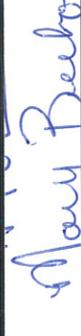
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<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	Kemeth Evans	9179 LIZARD ROCK TRAIL		4-12-14
	STEPHEN T. WILSON	9212 WILD PARK		4-12-14
	Deek ryed Kim	5069 Galloping Goose Way		4-12-14
	Stephanie Pontius	5053 Galloping Goose		4-12-14
	Corre Ryan	5013 Galloping Goose		4-12-14
	John Sinnott	5005 Galloping Goose		4-12-14
	Matt Deveny	5004 Galloping Goose		4-12-14
	Alistair Tallent	5020 Galloping Goose		4-12-14
	Brianne Baranski	5036 Galloping Goose way		4-12-14
	Brian Baranski	5036 Galloping Goose Way		4/12/14
	Ronda Hogg	5000 Galloping Goose Way		4/12/14
	Spence Smith	5084 Galloping Goose Way		4/13/14

Date:

PETITION OPPOSING THE PROPOSED WOLF RANCH MASTER PLAN AMENDMENT

<p><b>Petition Background</b></p>	<p>We, the residents of the community, are OPPOSED to the proposed Wolf Ranch Master Plan amendments that Nor'wood has submitted to the City of Colorado Springs for approval ('CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054').</p>
<p><b>Action</b></p>	<p>We, the undersigned, call upon the City of Colorado Springs to NOT approve the proposed amendments.</p>

Signature	Name	Address	Email	Date
	D Kirkby	9125 Dome Rock Pl	kirkbfamily@hotmail.com	4-12-14
	Patty Galceran	9175 Dome Rock Pl	patingalceran@gmail.com	4-12-14
	ARTRIO OTAVOLA Denise Otavola	9225 Dome Rock Pl	DeniseHegath5@hotmail.com	4-12-14
	Denise Otavola KARI HARRINGTON	9225 Dome Rock Pl	arturo-otavola@hotmail.com	4-12-14
	Patrick Harrington	9234 Dome Rock Pl	KACJE@MAC.COM	4-12-14
	Mary Beebout	9234 Dome Rock Pl	KACJE@MAC.COM	4-12-14
	Mary Beebout	9275 Dome Rock Pl	margybeebout@gmail.com	4-12-14
	Hazel Coppock	9275 Rock Pond Way		4/12/14
	Steve Hackworth	926 / Rock Pond Way	RDSILVER4@comcast.net	4-12-14
	Steve Hackworth	9247 Rock Pond Way	hack4875@yahoo.com	4/12/14
	Nina Torres	9233 Rock Pond Way	ninamw50@gmail.com	4.12.14
	Aaron Suddoth	9191 Rock Pond Way	aaron_suddoth@yahoo.com	4/12/14

Date:

**The Robertsons**  
5718 Paladin Place  
Colorado Springs, CO 80924  
(719) 632-5343 robertsonft@mac.com

July 16, 2014

City of Colorado Springs  
Planning Commission  
30 South Nevada Avenue  
Colorado Springs, CO 80903

Attention: Planning Commission

**Re: Wolf Ranch – Park related Revisions – July 17 Meeting**

Dear Sirs:

My wife and I are residents of Wolf Ranch, residing at 5718 Paladin Place near Gateway Park and about 4 blocks from the proposed revision of the Community Park area in our development. We are also approximately 4 blocks from the proposed revised location for the Community Park, to a location near the proposed K – 12 School and east of the existing Recreation Center. Unfortunately, we cannot attend the July 17 meeting on this issue due to work obligations. We ask that these comments be considered in your review.

We support the proposed changes, so long as the proposed neighborhood park and related trails are completed by the end of 2015. We believe this is a significant enhancement over the Community Park at its originally proposed location, especially if, as expected, development of the Community Park is years away from realization.

To expound further, as we understand, Nor'wood proposes the following:

**Replacement of the Community Park with a grouping of homes, a neighborhood park and trails through that neighborhood park and around the existing retention pond/wetland area.**

Completing these activities now will greatly enhance that area and provide park facilities well before any Community Park could be developed.

- The area across from Ranch Creek Elementary School is not a very pleasant open space. Only the existing dog park is currently in use. The other areas will continue to provide havens for dumping and off road recreation, near the school if not developed in the near future.

**Items: 5.A, 5.B**  
**Exhibit: D**  
**CPC Meeting: July 17, 2014**

- The proposed new homes do not constitute additional homes, merely relocation of these proposed homes from over near the K – 12 School. Placing homes near the elementary school makes sense, creating a better feel of community. Homes in this area should be of comparable quality and by quality home builders, maintaining the current values of \$350,000 or more.
- Also, as shown in West Creek Park in the south part of Wolf Ranch, a neighborhood park will get great use and provide immediate recreational opportunities.
- We do feel that it would be best if development of this neighborhood park was coupled with development of the proposed neighborhood park near Valemont and Revelstoke and that the trails that are planned to connect those parks be installed at the same time.
- Finally, I would add that the traffic study that was conducted shows that traffic near the elementary school and along Tutt would actually be greater if a Community Park were developed. This raises concerns. Tutt is not a through street and is not adequate to handle large traffic volumes.

**Shifting the Community Park to the west side of the proposed K-12 School, in place a grouping of homes planned for that location.**

This would be an improvement once developed and is an area better suited to remain as open space pending development.

- It runs along a portion of Cottonwood Creek, would be near the Recreation Center, and would tie in well with the fields that would be associated with development of a K-12 or High School.
- Also, Research is far better suited to handle the traffic load that would be associated with such a park.
- Key items would be immediate re-development of the dog park at this location, and assurance that this relocated proposed park would remain at the same place in the City's planning queue for park development, i.e. that this would not result in shifting priority for this park further down the list.

We realize that any change causes angst regarding the motivation of the developer. Many may see this as a move by Nor'wood to bring in added revenue. Frankly, that is their purpose, and it appears to me that these proposals would enhance the neighborhood and therefore actually enhance our home values. Also, a clean entry area to the neighborhood can do nothing but encourage development of the commercial area at Research and Powers, with a better chance for a quality grocer as anchor tenant. This would be a great asset to the neighborhood as well.

We therefore recommend that you approve the proposed changes. If you have any questions, please call us at (719) 632-5343.

Yours truly,

Floyd and Terri Robertson

**Koehn, Alayna**

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**From:** Herington, Meggan  
**Sent:** Tuesday, July 15, 2014 10:09 AM  
**To:** Koehn, Alayna  
**Subject:** FW: Opposition to the Proposed Wolf Ranch Master Plan Amendment

This is another one, can you forward to CPC

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**From:** gyoungkin@comcast.net [mailto:gyoungkin@comcast.net]  
**Sent:** Sunday, July 13, 2014 3:51 PM  
**To:** Council Members; Herington, Meggan  
**Subject:** Opposition to the Proposed Wolf Ranch Master Plan Amendment

Dear Council Members,

I wish to join my neighbors in opposing the request by Nass Design Associates to amend the Wolf Ranch Master Plan by relocating the currently designated City Park. I ask you to reject the proposed amendments to the Wolf Ranch Master Plan as filed by the developer, Nor'wood, specifically CPC MP 05-00080-A4MJ14, CPC PUD 14-00020 and AR FP 14-00054. These amendments propose to replace the designated 26-acre City Park with 74 new home sites.

My neighbors elected to invest in homes in our neighborhood predicated on the Wolf Ranch Master Plans as it was presented to us when we purchased our homes. There are a number of major concerns with the proposal, one of which adversely impacts our property values.

Again, I implore you to reject the proposal of Nass Design Associates and protect our neighborhood as it was represented to us.

Geary Younkin  
Homeowner, Wolf Ranch

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**NEW BUSINESS CALENDAR**

**DATE:** July 17, 2014

**ITEM:** 6

**STAFF:** Peter Wysocki & Bret Waters

**FILE NO.:** CPC CA 14-00065

**PROJECT:** Code Amendment Amending Park Site Fee Waiver Within the Imagine Downtown Master Plan Area

*Commissioner Donley recused himself because he owns a few properties downtown and could financially benefit from this item.*

*Commissioners Walkowski and Markewich now excused.*

**STAFF PRESENTATION**

Mr. Bret Waters, City Deputy Chief of Staff, presented PowerPoint slides (Exhibit A), and stated the Parks Board recommended a three-year time frame rather than five years.

Commissioner Ham understands the need and passion of Parks but questioned if another applicant wants a pass on Park fees.

Commissioner Henninger questioned the value received if fees are waived for downtown only, and felt there is too much focus on downtown.

Mr. Ryan Tefertiller, City Land Use Review Manager, stated in 2011 the Urban Land Institute (ULI) did an analysis for immediate demand for downtown residential units needed. Once that need is fulfilled, urban needs can be met elsewhere.

Commissioner Shonkwiler felt it were not possible to not encourage too much development downtown. The infrastructure and transit opportunities are already in place. A larger issue is parking that could require publicly-assisted or new parking areas.

**CITIZENS IN FAVOR**

1. Sarah Harris, Development Director with Downtown Partnership, supported the temporary fee waiver effort. There are 230 developable acres in the downtown area. She felt no investment

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

been made to date because there has been no ability to market competitive rents downtown. Parking could be the biggest expense to building downtown.

Commissioner Henninger felt there is more acreage elsewhere in the city to build apartments. He did not see the incentive even with the proposed fee waiver. He felt there was a need to provide something further to attract development downtown.

2. Ms. Darsey Nicklasson, Blue Dot Place, was surprised that Park fees would be required to build in the downtown area because it is surrounded by parks within a one-mile radius. Infill development is more costly with asbestos removal and demolition, but infrastructure is already in place. Park fees should not be applicable for downtown development; however, the waiver of fees should be a much bigger discussion and include all types of infill development. The ordinance that was written in 1973 was for green field development and was not set up for infill development and should not apply to infill.
3. Mr. Eddie Bishop referenced his involvement in the Gabion Apartments project and other projects (Exhibit B). He has coordinated three other projects within the last year just outside the downtown area, west of I-25. The cost to develop outside of the Imagine Downtown Master Plan area is over \$200,000 in Park fees. He felt sites west of I-25 are the same as downtown development and should not be assessed a different set of fees. This proposal is penalizing infill residential development rather than greenfield development. More incentives should be given to building infill but this proposal does not do that.

**CITIZENS IN OPPOSITION**

None

**STAFF/APPLICANT REBUTTAL**

Mr. Bret Waters stated the Imagine Downtown boundaries have been established. The proposal requests a five-year limitation that would allow staff to analyze and revisit the process at that time.

**DECISION OF PLANNING COMMISSION:**

Commissioner Henninger thought this was too little an effort and needed expansion into other areas of the city.

Commissioner Smith agreed with Mr. Bishop and Commissioner Henninger. He was not ready to vote and needed to know whether the waiver boundaries could be expanded.

Commissioner Phillips agreed with the 'too little' statement. He preferred to review the demographics of the City without the transportation component.

Commissioner McDonald saw there are still issues to be worked out, but felt this will help the Downtown synergy and stimulate development.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

Commissioner Ham stated the City needs a vibrant downtown. Yet, City services should not suffer just because of the desire for a vibrant downtown. The sunset is scheduled for five years with the possibility of extension. He questioned if other areas such as the west side or southeast side could benefit as well.

Commissioner Shonkwiler felt this was not far reaching enough. He supported the proposal and was supportive of City administration to return with another proposal.

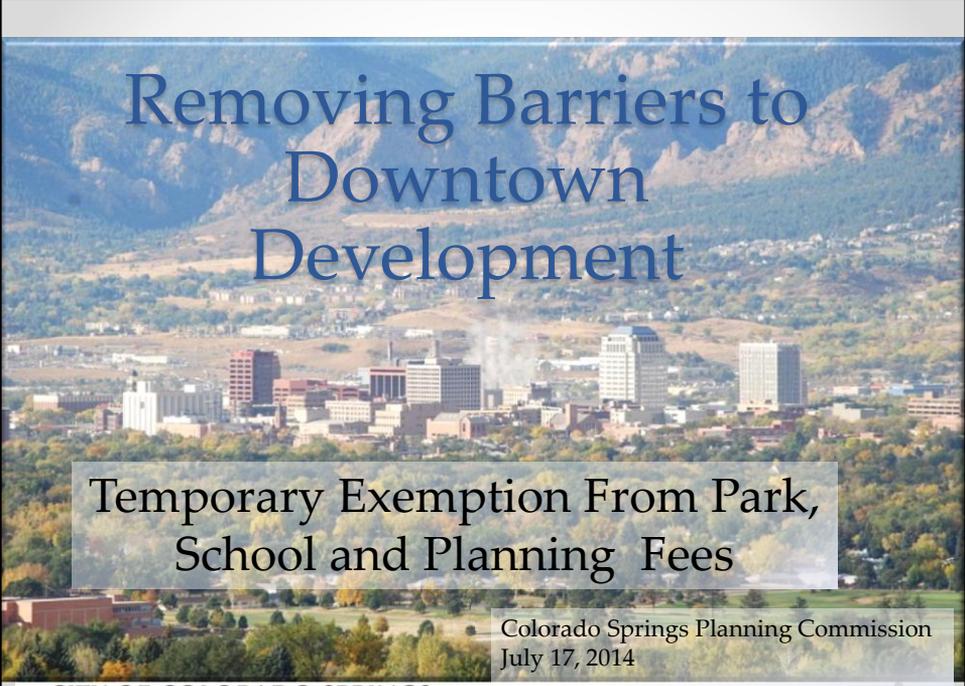
Moved by Commissioner Smith, seconded by Commissioner McDonald, to recommend approval to the City Council of **Item No. 6-File No. CPC CA 14-00065**, an ordinance creating a new Section 1211 (Temporary Exemption from park Land Dedication and Fees) of Part 12 (Park and School site Dedications) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and building) of the code of the City of Colorado Springs 2001, as amended, pertaining to a park site fee waiver within the Imagine Downtown Master Plan area. Motion carried 4-2 (Commissioners Henninger and Ham in opposition, Commissioner Donley recused and Commissioners Markewich and Walkowski excused).

July 17, 2014

Date of Decision

*Robert Shonkwiler*

Planning Commission Chair



# Removing Barriers to Downtown Development

Temporary Exemption From Park,  
School and Planning Fees

Colorado Springs Planning Commission  
July 17, 2014

**CITY OF COLORADO SPRINGS**

## Background

- Past studies have identified downtown residential development as a priority
  - Imagine Downtown Master Plan
  - Urban Land Institute Report
  - Dream City: Vision 2020
    - Inclusive public process with significant stakeholder and citizen input



**CITY OF COLORADO SPRINGS**

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# Background

- Barriers to downtown development
  - Land cost
  - Construction Cost
  - Parking
  - Deficient infrastructure



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# Background

- Impacts of increased costs of downtown development
  - Higher rents
  - No proven market
    - For investors
    - For lenders
  - Feasibility gap
  - Despite solid multifamily market fundamentals
    - No new downtown development
    - Significant suburban development



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# Background

- Park and School fees established in 1973
  - Response to increased demand for new capital investment in parks and schools from residential subdivisions
  - Use of fees limited to the purchase and improvement of land for park, recreation, conservation areas and school sites to serve the subdivision



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# Current Fees

## Park

Density	Fees Per Unit
8 Units Per Acre or Less	\$1,781
Greater than 8 Units Per Acre	\$1,264

## School

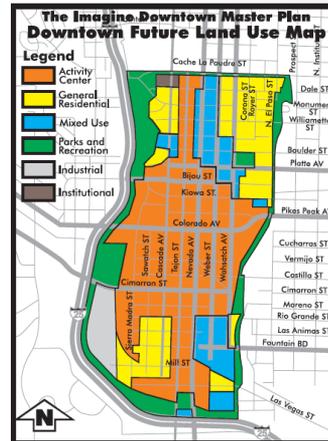
Density	Fees Per Unit
8 Units Per Acre or Less	\$1,532
Greater than 8 Units Per Acre	\$368



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# Background

- Executive Branch proposing a temporary waiver of certain other fees for multifamily residential in the Imagine Downtown Master Plan Area
  - Development Plan
  - Waiver of Replat
  - FBZ Warrant
  - Landscape Plan
  - Irrigation Plan
  - Fire Department Review



# Current Planning Fees

Fee example for condo complex in the FBZ on a one acre lot

	LUR	Engineering	Fire Dept.	Total
Development Plan	\$655	\$1,128	\$240	
Waiver of Replat	\$301	\$106		
FBZ Warrant	\$450	\$155	\$240	
Landscape Plan	\$350			
Irrigation Plan	\$312			
<b>Total</b>	<b>\$2,068</b>	<b>\$1,389</b>	<b>\$480</b>	<b>\$3,937</b>



## Background

- Downtown residential development almost nonexistent
  - Six projects reviewed in past five years representing only 15 units
  - Several projects representing hundreds of units are in planning stage
    - Exemption and waiver of Park, School and certain other fees could put these projects over the feasibility threshold



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## Financial Implications

- Park and School fees in the Imagine Downtown Master Plan area over past 5 years total **\$24,480** (15 units)
  - **\$18,960 Park**
  - **\$5,520 School**
  - Assumes all 15 units will be permitted and actually built
- Upside economic potential from incentivizing meaningful investment in residential downtown development far outweighs the limited downside risk of lost fee revenue



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## Summary

- Proposed exemption and waiver of Park and School fees
  - Specific
  - Targeted
    - Geographically
    - By investment/product type
  - Time limited – Proposed 5 Years
  - Consistent with the Imagine Downtown Master Plan



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## Recommendation

- Approval of the temporary exemption from Park and Planning fees within the Imagine Downtown Master Plan Area.



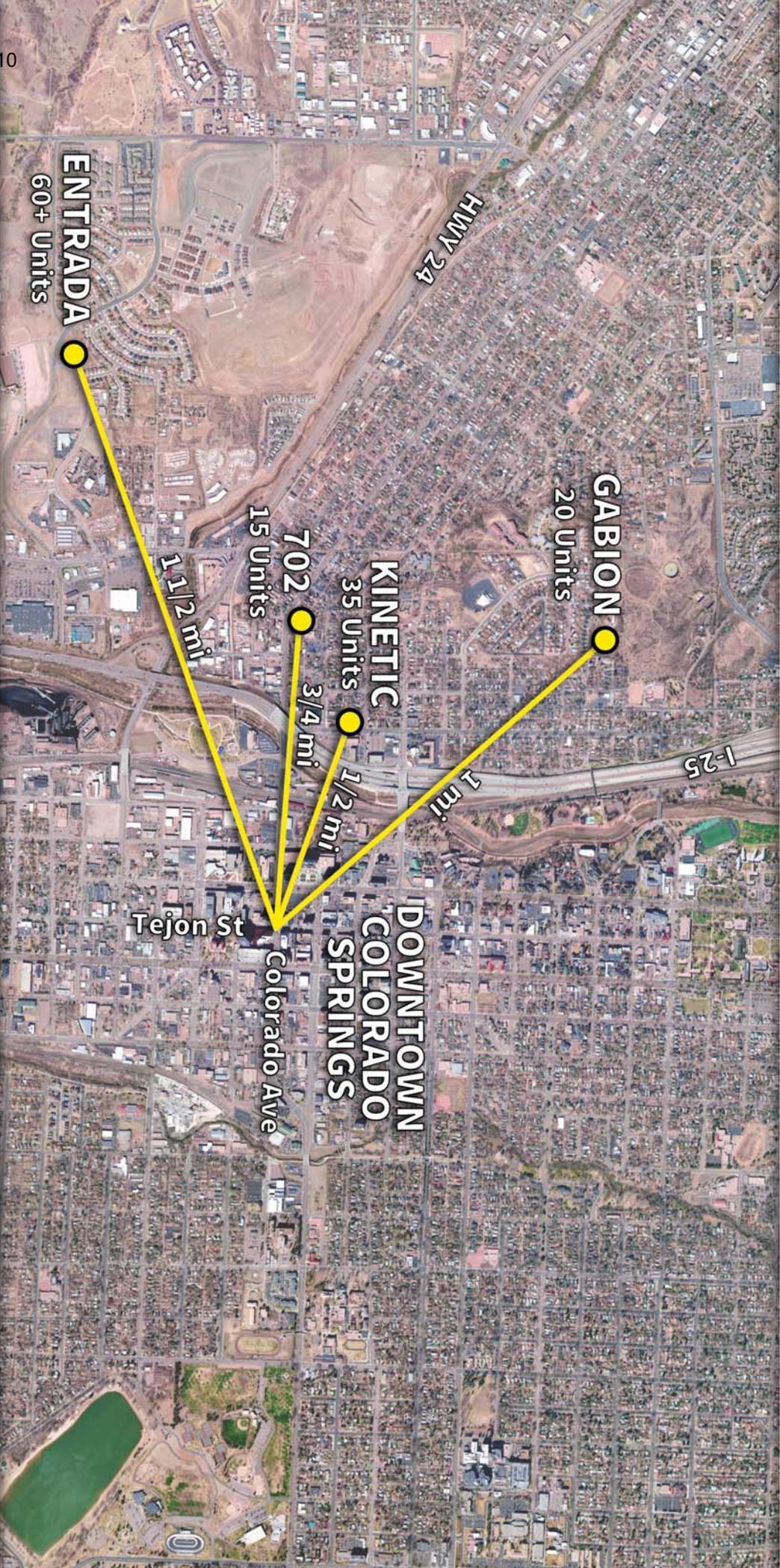
• 12

# Questions?



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**MAP OF INNER COLORADO SPRINGS**



**KINETIC VENTURES, LLC**

**CURRENT MULTI-FAMILY PROJECTS  
07/10/2014**