

Other decisions

- Feb. 1—The commissioners approved the partial release of a letter of credit for \$889,205 following the completion and satisfactory inspection of 80% of the required subdivision improvements at the Winsome Filing 1 subdivision. The development is at the intersection of Hodgen Road and Meridian Road.
- Feb. 1—Approved the final release of a letter of credit for \$62,526 for subdivision improvements

for the Academy Gateway Filing No. 1 subdivision at the corner of Struthers Road and North Gate Boulevard.  
*Helen Walklett can be reached at [helenwalklett@ocn.me](mailto:helenwalklett@ocn.me).*

Neighbors hear about plans for Flying Horse North

By Marlene Brown

Residents from Cathedral Pines and surrounding neighborhoods met at Discovery Canyon Campus on Jan. 20 with the project team from HR Green and Craig Dossey, executive director of El Paso County Planning and Community Development. Phil Stuepfert, senior project manager of HR Green, presented a proposal regarding the 1,495 acres that was the Shamrock Ranch, just north of Flying Horse North Filing 1. Maps and a presentation are available at [www.flyinghorsenorthliving.com](http://www.flyinghorsenorthliving.com).

Stuepfert and Dossey fielded questions from the audience as to how a subdivision that large with high-density housing on over 75 percent of the lots fits into the new county masterplan. They were quick to say they are only in the talking, neighborhood meetings, and sketch-planning stage and that proposals have not been

submitted to the El Paso County Planning Commission or the Board of County Commissioners.

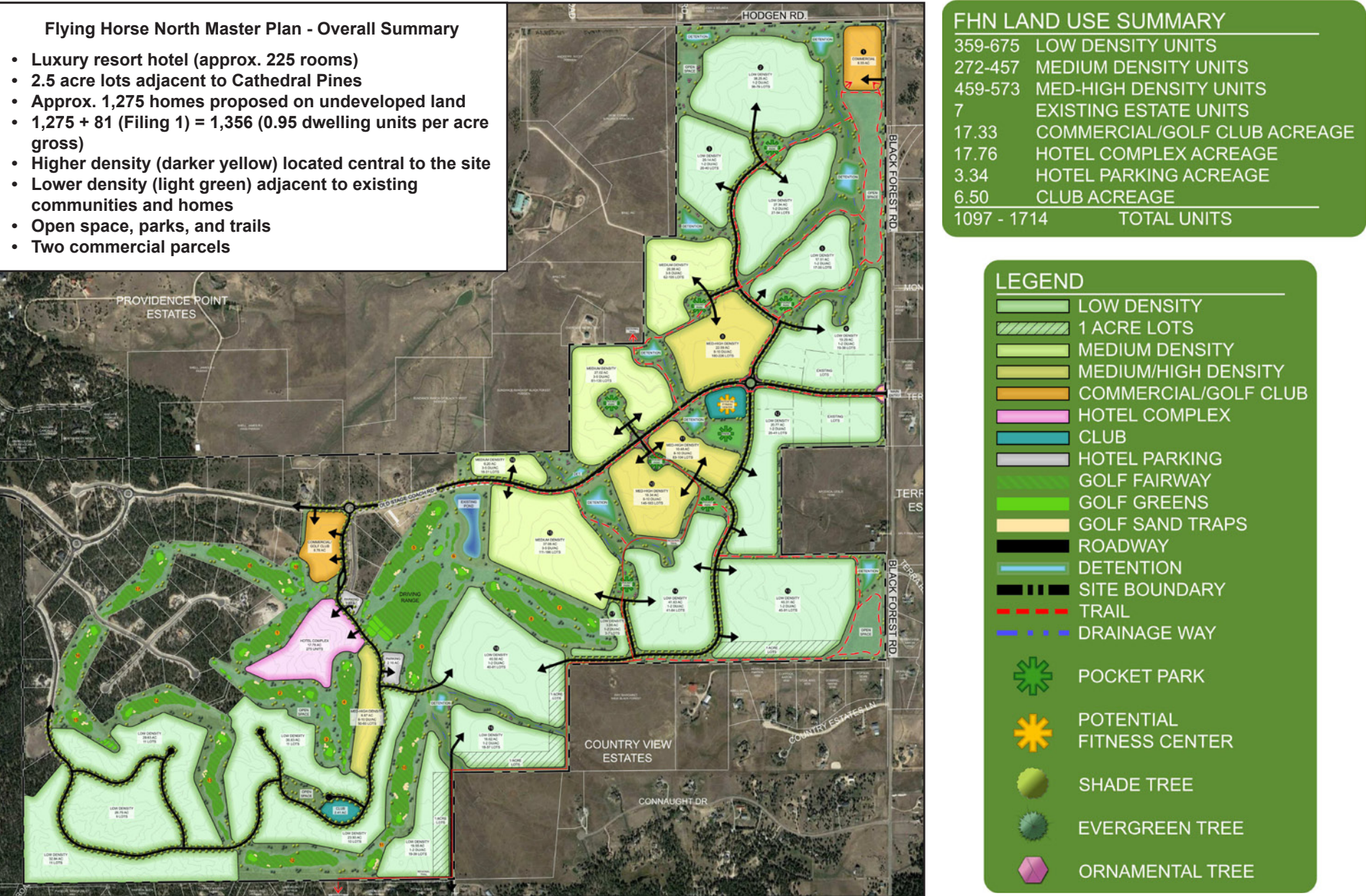
The developers have been talking to Cherokee Metropolitan District officials and have initial commitments for water and sewer, which is one of the reasons developers can look at smaller lots rather than the 2½-acre lots that were initially planned with wells and septic for individual lots. Stagecoach Road would be built as the east/west main road corridor to connect to Highway 83 and Black Forest Road.

The larger 2½-acre lots would be offered along the south border of the proposed project and smaller lots will be built-out as filings are submitted and approved. There is a proposed 225-room luxury hotel in the southwest area along with a golf course and other amenities. See map below.

The original owners of the Shamrock Ranch attended the meeting and voiced their disappointment in the land developers that had promised they would build out the 1,495 acres as 2½-acre lots, which is now down to over 1,200 1-acre and smaller lots within the large parcel. They would have to go through the Planning Commission to start any legal process.

Colorado Springs could be looking to annex the project to bring in the utilities. See the annexation map at [www.flyinghorsenorthliving.com](http://www.flyinghorsenorthliving.com) regarding possible areas to be annexed in the northeast part of the county near Black Forest. There will be continued meetings and discussions with HR Green, the county Planning Commission, and neighboring residents.

*Marlene Brown can be contacted at [marlenebrown@ocn.me](mailto:marlenebrown@ocn.me).*



Northern El Paso County Coalition of Community Associations, Jan. 29

Guest speakers discuss water pipeline and code enforcement

By Marlene Brown

The Northern El Paso County Coalition of Community Associations (NEPCO) met Jan. 29 at The Barn on Woodmoor Drive. The bi-monthly meeting serves as a vehicle for homeowners associations (HOAs) in the area to meet and discuss economic and social programs that promote the high quality of life in northern El Paso County. NEPCO has 47 HOA members, which includes over 10,000 homes and 20,000 registered voters. Each HOA can send representatives to attend the meeting.

**New board members introduced**

Board elections were held at the last meeting in November 2021. Newly elected board President Mike Aspenson was out of town and new Vice President Bob Swedenburg officiated the meeting. He honored the memory of past President Dave Powell, who served as president from 2011 to 2014 and passed away Dec. 15. New Treasurer Jim Keefe gave his report as did newly elected Member-at-Large Community Outreach Committee Chairman Dave Betzler, who outlined goals for NEPCO to communicate its mission, values, and milestones to the HOAs and outlining areas. The secretary board position is open.

**Wildfire Preparedness Committee report**

Matthew Nelson, chairman of the Wildfire Preparedness

Committee, was absent. Swedenburg outlined the goals for the committee this year, one being more wildfire education for an HOA to become a Firewise Community. (See the Wildfire Townhall meeting article on page 13.) They are working to develop emergency preparedness, a plan for evacuations, and expansion of relationships with local fire departments and first responders. Nelson is looking for new members for the committee to help with education and work with the HOAs and their members.

**Transportation and Land Use Committee report**

John Lewis, chairman of the Transportation and Land Use Committee, explained how he is building a latitude/longitude database of each of the HOAs in NEPCO area. He requested a central address from each HOA and then input them in a spreadsheet that has formulas so that the addresses can be converted to latitude/longitude. He can then input data from a newly proposed land development and can determine any HOAs within a mile of the new land development. Should there be an HOA within a mile, NEPCO will email them with the new information to assimilate for a neighborhood meeting.

Kari Parsons, El Paso County planner, who happened to be at the meeting, explained how a new land

development receives acceptance and what the procedures are to go through the county Planning Commission. She said any new subdivision would have to go through the regulated procedures of the Planning Commission and that there were no shortcuts. To view any land development records, anyone can go to EDARP (Electronic Development Application Review Program) <https://epcdevplanreview.com>, log on and review projects that are going through the process. Lewis will continue to develop procedures for NEPCO's review process will explain more at the next meeting.

**Code enforcement officer**

Joe Letke, code enforcement officer, explained how the code enforcement process works. It starts from a complaint being made, to a letter being sent, to code enforcement sending an officer to litigation, mitigation and finally the completed abatement of the infraction. Letke said most complaints are not litigated or necessarily go through the process. With over 1,000 complaints a year, usually only 15 or so will need to go to abatement where the county will have to come in and clean up the property and the property owner will have to reimburse the county for the cleanup costs. Most people take care of the problems and work with the county to show they have resolved the issue.