

**EL PASO COUNTY PLANNING COMMISSION AGENDA  
October 2, 2018 - Beginning at 9:00 AM**

**NOTE: The El Paso County Planning Commission meeting is held in the Hearing Room located on the Second Floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910**

**If you need further information,  
please contact the Planning and Community Development Department at  
719-520-6300**

The Planning and Community Development Department Comment Agenda and any Supplemental Packets are automatically incorporated as part of the record unless specific objections are raised at the meeting. The recording is the official record of the proceedings.

**NOTE: Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.**

**1. Report Items**

**Planning and Community Development Department - Craig Dossey**

**2. Consent Items**

**A. Approval of the Minutes – September 18, 2018**

**B. SF-16-017**

**RUIZ**

**FINAL PLAT  
SPRINGS AT WATERVIEW**

A request by ROS Equity Holdings-Independence, LLC, for approval of a final plat to create 85 single-family residential lots. The 15.68 acre property is zoned RS-5000 (Residential Suburban) and is located north of Bradley Road and east of Grinnell Boulevard. (Parcel No. 55072-06-036)

**Regular Items**

**3. VA-18-002**

**KENDALL**

**VARIANCE OF USE  
SUNFLOWER LANDSCAPES**

A request by Sunflower Landscapes for approval of a variance of use to operate a contractor's equipment yard. The 5.57-acre property is zoned RR-5 (Residential Rural) and is located on Nevada Lane approximately one-half (1/2) mile east of the intersection of Black Forest Road and Woodmen Road. (Parcel No. 53080-00-082)

**4. SP-18-002**

**PARSONS**

**PRELIMINARY PLAN  
RETREAT AT TIMBERRIDGE**

A request by Arroya Investments, LLC, Jacob Decoto, and Robert Scott General Contractors for approval of a preliminary plan to create 205 single-family residential lots. The 234.05 acre property is zoned PUD (Planned Unit Development) and is located north of the future extension of Briargate Boulevard/Stapleton Parkway, and is bisected by Vollmer Road. The applicants have also requested pre-development site grading. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-397)

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (520-6300). Visit our Web site - [www.elpasoco.com](http://www.elpasoco.com) to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.