

THE RED ROCK RAG

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News and Views on Red Rock Canyon

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www.saveredrockcanyon.com

Zydeco seeks County permit for golf course

On October 31, Zydeco filed a Special Use Permit Application with the El Paso County Planning Department for the Red Rock Reserve Golf Course. Additional information requested by County Planning in relation to the application was submitted by Zydeco on November 9.

The application seeks a special use permit for a 345 acre golf course which would make use of the John Bock residence as the clubhouse and would use the existing Colorado Springs Utilities water connection for the clubhouse.

Two letters were submitted concerning wastewater service. One indicated that an existing Utilities wastewater connection would be extended to the clubhouse while the other indicated that the clubhouse would be served by a septic system. The letters indicate that it has not yet been determined whether wastewater service would be required for the other supporting facilities, and if so whether the wastewater service would be from an existing Utilities connection or by use of septic systems.

The application indicates that non-potable water for the golf course "will be provided" by the City of Colorado Springs under conditions of the 1889 and 1890 Bott and Langmeyer pipeline right of way grants. (The Colorado Springs Utilities legal staff, however, has offered the opinion that Utilities is not obligated to provide water under the conditions of those right of way grants.) Also, the application indicates that additional water will be provided by the existing Utilities water taps, and that "Zydeco reserves the right to supplement this water with other non-potable water which may be available in, or is capable of being transferred to, Fountain Creek."

The application states: "As part of the golf course development, the existing residences currently utilizing portions of this water would be eliminated." Also, the supporting November 9 Wastewater Letter from Bryan Law states: "We believe once the existing single family dwellings are removed will greatly increase the existing sanitary sewer capacity." And, a supporting letter from Bowers & Krager, Inc. concerning the traffic impact of the proposed golf course suggests that elimination of the existing residences will offset a portion of the anticipated golf course traffic. The Plans which accompany the application indicate that none of the existing residences except for the John Bock residence and a corner of one

mobile home are within the proposed special use permit area.

The application gives no indication of the proposed use for any of the 787 acre property other than the 345 acre golf course area plus a proposed parking lot and proposed "support facility" building.

In the application, a major justification for the golf course is that, "Without the golf course use, ... there is little likelihood that the needed (landfill remediation) work would ever occur." However, an August 16 letter from the Colorado Department of Public Health and Environment which was provided as an Exhibit to the application states that "... the Landfill is not a VCUP site. Rather, the Solid Waste Unit is empowered to implement the provisions of the Colorado Solid Wastes Disposal Sites and Facilities Act, ..." This seems to imply that the State can, and probably will, mandate landfill remediation whether the golf course is built or not.

A copy of the application is accessible through the Red Rock Canyon Committee web site www.saveredrockcanyon.com, and the application can be reviewed at the El Paso County Planning Department office.

The application is expected to come before the Planning Commission at its January meeting.

WRITTEN PUBLIC COMMENT WILL BE ACCEPTED BY THE PLANNING DEPARTMENT. UNLESS AN EXTENSION IS GRANTED, THE DEADLINE FOR COMMENT IS DECEMBER 4.

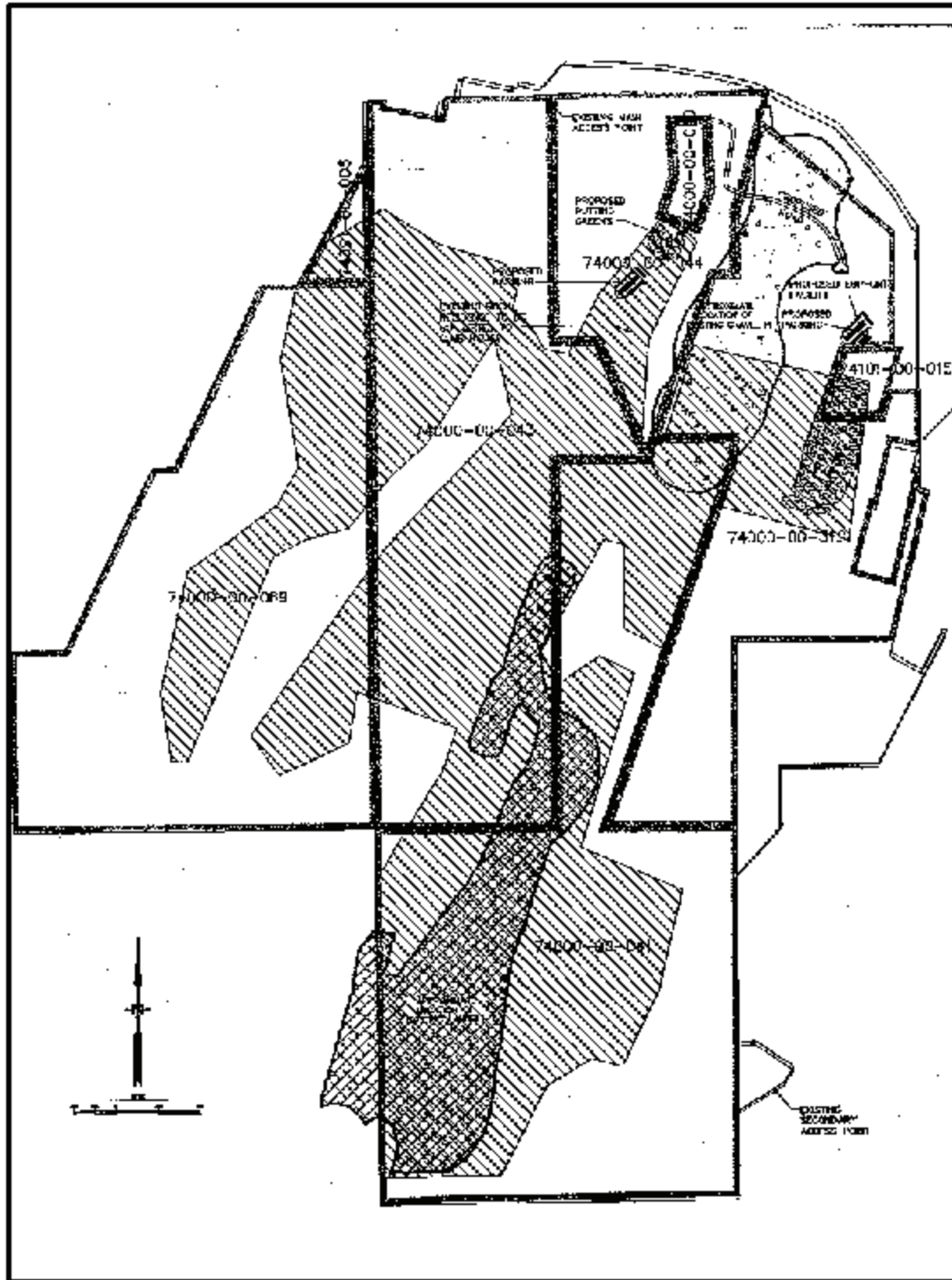
Our Thanks

The Red Rock Canyon Committee wishes to express its appreciation to the following people who have made contributions for operating expenses during the past month.

Don Ellis
Joe Fabek
Marge Gilliom
Rick Laurenzi

and one anonymous contributor

We would also like to express our appreciation to the Village at Skyline for providing our meeting room.



Proposed Special Use Permit Area: Red Rock Reserve Golf Course

- + Hatched area indicates proposed golf course special use area
- + Darker hatched area indicates landfill
- + Heavy outlines and numbers indicate County Assessor's parcel numbers

Biological Resources Inventory submitted

A biological resources inventory report was provided to the El Paso County Planning Department accompanying the Special Use Permit Application.

The report was prepared by Greystone Environmental Consultants of Greenwood Village in March of 2000. Greystone obtained lists of endangered, threatened, and uncommon species which might occur in Township 14 South, Range 67 West, and made a survey visit to the property to identify potential habitats for these species.

Greystone's report concluded that "no major concerns with respect to T&E or sensitive species were identified." However, the report recommended further work that needs done with regard to the property's biological resources. This includes a study of one pond area as possible Preble's meadow jumping mouse habitat, a survey for raptor nests, and a determination of the possible need for a winter closure period for construction in consideration of big game winter range. Concerning this last point, the report stated, in part: "If the area is mule deer winter range, it is recommended that construction should not occur between approximately December 1 and April 30." (Emphasis added.)

The report stated that: "Even though three state sensitive plant species were identified within or near the property, surveys will not need to be completed."

Two notes on threatened species habitat from the report state:

"The Mexican spotted owl typically roosts in old growth mixed coniferous forests. They typically nest in trees, caves, and crevices on steep mountainsides, within steep, narrow canyons, or near rockfaces. There is no suitable habitat for the Mexican spotted owl on the property..."

"The mountain plover and swift fox prefer prairie grassland habitats and will not occur on the property due to lack of these habitats."

Historic TIDBITS being reprinted

Six historical articles on the Red Rock Canyon area which were published as "TIDBITS" in the Red Rock Rag are being reprinted as an occasional series in the Old Colorado City Historical Society's newsletter West Word.

The first article to appear in this series is "The Red Rock Quarries" which has been published in the December, 2001 West Word. A limited number of each current issue of West Word is available at the Old Colorado City History Center, One South 24th. Street.

CALENDAR

Meetings of Possible Interest:

December 6 **Red Rock Canyon Committee**

7:00 P.M. Village at Skyline (off Lower Gold Camp Road), Activities Room, Building No. 4 (The Easternmost Building - enter from the parking lot north of the building)

December 11 Colorado Springs City Council

9:00 A.M. City Council Chambers, 30 S. Nevada, first floor

December 12 **TOPS Working Committee**

4:00 P.M. Colorado Springs Parks and Recreation Building
1401 Recreation Way
(east of I-25, 2 blocks north of Uintah)

December 18 (& 19) El Paso County Planning Commission

9:00 A.M. Hearing Room, 3rd Floor
County Office Building, 27 East Vermija

January 3 **Red Rock Canyon Committee**

7:00 P.M. Village at Skyline (off Lower Gold Camp Road), Activities Room, Building No. 4 (The Easternmost Building - enter from the parking lot north of the building)

NOTE: Scheduled meetings can be subject to change or cancellation.

Check these web pages within a week of scheduled meeting for items of interest:

Colorado Springs City government:
www.springsgov.com

El Paso County government:
www.elpasoco.com

Also, check the CONO web site for related announcements and links:
www.cskonno.org

Red Rock Reserve billboards coming down

Billboards advertising home sites in the Red Rock Reserve have been replaced by other advertising billboards on 31st Street and on Fillmore.

YES, I WANT TO SUPPORT RED ROCK CANYON OPEN SPACE!

- Enclosed is my contribution to the Red Rock Canyon Committee for operating expenses
(Check payable to "Red Rock Canyon Committee", not tax deductible.)
____ Do ____ Don't acknowledge my contribution in the Red Rock Rag.
- I want to be involved
My efforts could best be used for: _____
- Keep me informed with the **RED ROCK RAG**.

NAME: _____

ADDRESS: _____

For more information, contact **Joe Fabeck** at 685-4251,
or e-mail: help@saveredrockcanyon.com

Opinions expressed in **THE RED ROCK RAG** are those of the authors and do not necessarily reflect the opinion
of the Red Rock Canyon Committee.

WE WANT YOUR INPUT!

Letters, articles, comments (and glossy photos) may be sent to:
Rag Editor
Red Rock Canyon Committee
P. O. Box 2352
Colorado Springs, CO 80901-2352

Electronic submissions may be sent to:
help@saveredrockcanyon.com
Please send electronic text in plain ASCII (txt) format.
Digital images are welcome and should be 200 dpi or better
at the size the image will be reproduced.

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