

# THE RED ROCK RAG

Volume 2, Number 8

News and Views on Red Rock Canyon

August, 2001

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[www.saveredrockcanyon.com](http://www.saveredrockcanyon.com)

## Zydeco advertises home sites

The second week in July, Zydeco unveiled billboards near Highway 24 at 8th Street and 31st Street advertising the Red Rock Reserve. The billboards indicate that home sites would be available in 2002 and give a web site address [www.redrockreserve.com](http://www.redrockreserve.com) and a phone number 1-866-3redrock.

The web site, as one would expect, features numerous scenic photos of the Red Rock Canyon property.

The first section of the web site, which has the title "Opportunity", describes the setting and the concept of the proposed development in effusive prose and invites you to "Imagine bicycling or horseback riding on a winding trail from your mountain home into the adjacent National Forest or walking to a world-class golf course," and to "Picture nesting your home into a landscape that is out of this world." The description in this section states that: "Less than 30 exclusive residential estates will comprise Phase I of Red Rock Reserve situated in 800 private acres of highlands, canyons and lakes. The property is south of the Garden of the Gods, is only 5 miles from downtown Colorado Springs, and is adjacent to open space trails that connect to over 400,000 acres of National Forest"

The second section of the web site, entitled "Property - Phase I", provides more specific information about the "homesteads" along with a map of the property. Here, it is stated that: "Phase I will comprise only 13 homesteads in a 455 acre enclave. ... Each building site comes with utilities, paved access, and encompasses 3 acres, surrounded by acres of open space."

It is noteworthy that 13 lots, each 35 acres, would total exactly 455 acres.

The map indicating the locations of the "homesteads" indicates "Primary Sites" and "Alternate Sites". Five of the primary sites and five of the alternate sites are within 1,000 feet of Section 16. In addition to the sites near Section 16, two primary sites and four alternate sites are located in the mesa area west of Greenlee Canyon; one primary site and one alternate are located in the central portion of the Sand Canyon area; and, two primary sites and two alternate sites are near the gravel pit. Only two of the primary sites are located east of the Dakota Hogback. One of these is west of the 26th Street switchbacks at about the level of the upper switchback. The other is in the valley between the hogbacks. Neither of these sites is a visually prominent location in Colorado

Spring's scenic backdrop. Four alternate sites east of the Dakota Hogback have more visually prominent locations.

No matter which hogback sites might be selected by buyers, the Red Rock Reserve plan appears to have less visual impact on Colorado Springs' scenic backdrop than the land use concept associated which Zydeco's presented earlier in connection with its withdrawn open space offering.

The third section of the Red Rock Reserve web site describes the proposed golf course under the title, "Golf - Phase II." The map in this section shows a driving range in the northern part of the valley between the hogbacks and suggests a 9 hole executive course in the southern part of that valley. The main 18 hole course is located on the gravel pit and landfill areas and in the three canyons to the west. Measurements on this map suggest roughly 75 acres of irrigated golf course area. Several buildings associated with the golf course are shown on the map: two maintenance facilities, a pro-shop and a club house. The club house is just west of the lakes near John Bock's house; and two unidentified buildings are shown east of the club house.

The map also shows four new lakes, one in the gravel pit area, one in the central part of Red Rock

See **Home sites**, Page 2

## *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.

Gary & Margaret Ammarell  
Jo Cervone  
Linda Hodges  
Marcella Morrison  
Judith Noyes  
Warren Rasmussen  
and one anonymous contributor

Our special thanks to Ruth Obee for sponsoring this issue of the Red Rock Rag.

Please contact us if you can sponsor a future issue.

## Home sites (continued from Page 1)

Canyon, one in the northern part of the Sand Canyon area, and a small one in lower Greenlee Canyon. In addition, the map shows the pond west of the landfill (the "west Pond") as one of the lakes in the golf course area.

A report associated with the 1986 landfill closure plan specified that water in this pond should never exceed three and a half feet deep.

The total area of all of the lakes as shown on the maps would be around 8 acres.

The final section of the Red Rock Reserve web site provides contacts for golf and estate reservations.

Almost none of the area occupied by the golf course and home sites lies within 1,500 feet of Highway 24. So, it is likely that there is a planned "Phase III" which has not been disclosed in the web site presentation.

The property boundary shown on the maps encompasses two areas which are not part of the Bock property, a small triangular parcel just north of the corner of 31st Street and Robinson, and the former Standard Mill site. The Standard Mill site is now the location of the Colorado Springs Utilities electric substation.

Each page of the web site includes the disclaimer: "Prices, plans, terms and conditions are proposed only, and the Developer reserves it's right to modify, revise or withdraw any or all of same in it's sole discretion without prior notice. All development is subject to first obtaining the appropriate federal, state and local permits and approvals for same. Oral representations cannot be relied upon as correctly stating the representations of the developer."

The web site indicates that prospective buyers will be able to tour the property beginning in September.

A few people have reported being unable to access the web site at [www.redrockreserve.com](http://www.redrockreserve.com).

The contact e-mail address is given as [info@zydeco66.com](mailto:info@zydeco66.com).

## **CORRECTION:**

In the July issue of the Red Rock Rag, we reported that a possible arrangement under which Zydeco might acquire the right to obtain 27 Manitou Springs water taps in exchange for an easement was "crafted by Manitou Springs City Administrator Dan Weeks."

According to a report in the *Plikes Peak Journal*, Dan Weeks' office contacted Zydeco about the possibility of an easement and was told that the easement could be granted if the city would reserve 27 water taps for Zydeco. Mr. Weeks reported this to Manitou Springs City Council by at its June 12 meeting.

However, no arrangement had been crafted by Mr. Weeks.

## **CALENDAR**

### **Meetings of Possible Interest**

August 2 **Red Rock Canyon Committee**  
7:00 PM Village at Skyline,  
off Lower Gold Camp Road  
**Activities Room, Building No. 4**  
**(The Easternmost Building - enter**  
**form the parking lot north of the building)**

August 7 Manitou Springs City Council  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue

August 8 **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)

August 14 Colorado Springs City Council  
9:00 AM. City Council Chambers,  
30 S. Nevada, first floor

August 14 Manitou Springs City Council  
work session  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue

August 21 El Paso County Planning Commission  
9:00 AM. Hearing Room, 3rd Floor  
County Office Building, 27 East Vermija

August 21 Colorado Springs City Council  
9:00 AM City Council Chambers,  
30 S. Nevada, first floor

August 21 Manitou Springs City Council  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue

August 22 TOPS Working Committee  
7:30 AM. Colorado Springs  
Parks and Recreation Building  
1401 Recreation Way  
( East of I-25, 2 blocks north of Uintah)

August 22 **Manitou Springs Open Space**  
**Advisory Committee**  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue

August 28 Manitou Springs City Council  
work session  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue

September 6 **Red Rock Canyon Committee**  
7:00 PM Village at Skyline,  
off Lower Gold Camp Road  
**Activities Room, Building No. 4**  
**(The Easternmost Building - enter**  
**form the parking lot north of the building)**

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

Agendas for the Manitou Springs City Council meetings are posted at Manitou Springs City Hall the Friday preceding the meeting.

Check these web pages within a week of the scheduled meeting to find out if there are agenda items related to Red Rock Canyon:

The Colorado Springs Planning Commission agenda:  
[www.colorado-springs.com/PublicPlan/Schedules/schedules.htm](http://www.colorado-springs.com/PublicPlan/Schedules/schedules.htm)

Colorado Springs City Council meeting agenda:  
[www.colorado-springs.com/govinfo/minagen.htm](http://www.colorado-springs.com/govinfo/minagen.htm)

El Paso County Planning Commission:  
[www.co.el-paso.co.us/Planning/agendas/PD-AgnPC.htm](http://www.co.el-paso.co.us/Planning/agendas/PD-AgnPC.htm)

## Manitou council discusses Red Rock open space

At its July 24 work session, the Manitou Springs City Council held a preliminary discussion of the possibility of a ballot issue for funding of the purchase of a small portion of the Red Rock Canyon property as open space. It was noted that such a purchase might provide a new trail connection into Section 16 and a possible buffer between Manitou Springs and the proposed development. Possible location of a new access road to the Crystal Hills water tank on this open space was mentioned.

The suggestion was also made that Manitou Springs could combine its funds with Colorado Springs funding for a major Red Rock Canyon open space purchase if Colorado Springs negotiates a deal.

The discussion at this meeting was very preliminary, and the Open Space Advisory Committee was asked to offer a specific recommendation. The Red Rock Canyon area will be considered as part of Manitou Springs' revised Open Space Master Plan, however, acquiring open space south of town remains Manitou Springs major open space goal.

## Zydeco has pre-application meeting with County Planning

A pre-application meeting was scheduled during the week of July 25 as the first step in Zydeco's effort to secure County approval for a portion of the Red Rock Canyon development. At this time we have no information as to the scope of Zydeco's application, although there is reason to suppose that the application is seeking special use approval for the golf course.

Pre-application meetings are not open to the public. However, all further meetings will be public, and public input will be accepted. Information should be available a few days after the pre-application meeting. The planner who is handling the application for El Paso County Planning is Patricia Parish.

## Nick Pinello dies

Colorado Springs native Nick Pinello died on July 14 at age 86.

Mr. Pinello was a local contractor whose companies Pinello Construction, Nick Pinello & Sons, and Solid Waste Management, Inc. operated the landfill on the Bock property.

## Red Rock Canyon Committee joins CONO

In July, Red Rock Canyon Committee became an active association member of the Council of Neighbors and Organizations (CONO). Over the past few months, CONO has been very supportive of the Red Rock Canyon Committee's effort to preserve Red Rock Canyon open space and has offered valuable guidance and assistance.

## EDITORIAL

### A personal story

Colorado Springs' Annexation ordinance contains the POLICY STATEMENT:

"The extension or provision of water or wastewater, or both, is a method of fostering compatible land use and development inside and outside the City limits, and should be handled in a manner which will ensure sound land use relationships and promote orderly development."

My experience in another Colorado city shows how staunchly and enduringly Front Range cities can adhere to such policies:

In 1965, a minister bought 1.3 acres on the edge of town. His lot was partly inside the City limits and partly outside. A recent city ordinance regulated growth through the provision of water. Rather than build his home in the city where city water was available, the minister built where he had a better view.

His well was located a short distance east of steeply dipped Fountain sandstone (a geologic setting somewhat similar to the Red Rock Canyon property) and yielded little water. It failed within a few years, and he had water trucked to a cistern.

A woman friend of mine bought the minister's house in 1973. In 1977, my friend and I were married. We lived in the house for the next 20 years.

When we were ready to sell, our home would have been worth about \$150,000 more with City water. So, we sought a legal opinion. The bottom line: There would be no way to get city water for the house.

The minister had flaunted the City's intent to promote its vision of sound land use relations, and the City was not going to forget, or forgive.

Don Ellis

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

- Enclosed is my contribution to the Red Rock Canyon Committee for operating expenses  
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My efforts could best be used for: \_\_\_\_\_
- Keep me informed with the **RED ROCK RAG**.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

For more information, contact **Scott Flora** at the *Trails and Open Space Coalition* 633-6884,  
or e-mail: [help@saveredrockcanyon.com](mailto:help@saveredrockcanyon.com)

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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:  
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Red Rock Canyon Committee  
P. O. Box 2352  
Colorado Springs, CO 80901-2352

Electronic submissions may be sent to:  
[help@saveredrockcanyon.com](mailto:help@saveredrockcanyon.com)  
***Please*** send electronic text in plain ASCII (txt) format.  
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