

Date: 29 Sep 2020

## NOTICE TO ADJACENT PROPERTY OWNERS

1. This letter is being sent to you because Brian Peterson, Tom Puskas, and Mike Hershey are proposing a land use reconfiguration in El Paso County at the referenced locations (see Item #3). This information is being provided to you prior to a submittal with the county. Please direct any questions on the proposal to the referenced contact in Item #2.

Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

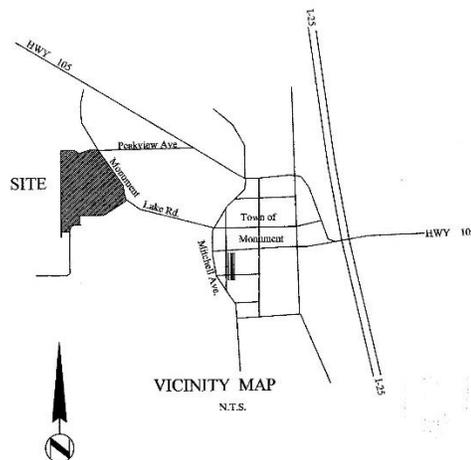
Owners/Applicants:  
Brian and Tibby Peterson  
17390 Shiloh Pines Dr  
Monument, CO 80132  
(719) 244-7391

Project Consultants:  
Jerome W Hannigan & Associates Inc  
19360 Spring Valley Rd  
Monument, CO 80132  
(719) 481-8292

3. Site Addresses:  
17390 Shiloh Pines Dr,  
17410 Shiloh Pines Dr, &  
3125 Monument Lake Rd  
Monument, CO 80132

4. Request and Justification: Rezone and Minor Subdivision to create one new lot. Mr. Peterson bought 3.94 acres from Mr. Puskas and the referenced lots are being reconfigured to meet county requirements for the subdivision of Mr. Puskas's property. No buildings or improvements to the property are planned or are being requested in this action. Please see enclosed narratives.

5. Waiver Request: None.



6. Vicinity map showing adjacent property owners enclosed:

Adjacent owners: (29 Sep 2020)

1) John & Michelle McMurray  
17340 Shiloh Pines Dr  
Monument CO, 80132-7915

2) Todd & Charlan Poirson  
18115 Sunburst Dr  
Monument CO, 80132-8297

3) Mark Berry & Shannon Leslie  
18145 Sunburst Dr  
Monument CO, 80132-8297

4) Richard & Brienne Stotts  
18175 Sunburst Dr  
Monument CO, 80132-8297

5) Donna Gill  
3555 Sunstar Ct  
Monument CO, 80132-8251

6) Brad & Laura Hogan  
3545 Sunstar Ct  
Monument CO, 80132-8251

7) SUNSTAR HOLDING LLC  
3555 Sunstar Ct  
Monument CO, 80132-8251

8) IBAT FBPO EVA HORNUNG IRA  
3475 Peak View Blvd  
Monument CO, 80132

9) Kathryn Van Der Gugten  
PO BOX 2744  
Monument CO, 80132-2744

10) Timothy & Kristine Coffin  
18505 Cloven Hoof Dr  
Palmer Lake, CO 80133

11) DONLAND PROPERTIES LLC  
13850 S Perry Park Rd  
Larkspur CO, 80118-6505

12) Douglas & Susan Yoder  
PO BOX 2122  
Monument CO, 80132-2122

13) Jeffery Selvig  
PO BOX 2024  
Monument CO, 80132-2122

14) FERREIRA PAULO SERGIO TRUST  
17475 Oxbridge Rd  
Monument CO, 80132-7910

15) Alan & Brenda Longshore  
17480 Oxbridge Rd  
Monument CO, 80132-7909

16) Leo & Terry Rector  
17520 Shiloh Pines Dr  
Monument CO, 80132-7917

17) Dan & Victoria Sullivan  
17470 Shiloh Pines Dr  
Monument CO, 80132-7915

18) Steven Fiala  
17415 Shiloh Pines Dr  
Monument CO, 80132-7916



Peterson has purchased a parcel from Puskas via quit claim deed adjoining Peterson that is 3.94 acres in area. The parcel has no access to a public road. This would reduce the Puskas tract to 70.46 acres. The 3.94 acre parcel has a topographic and vegetation similarity to the Shiloh Pines lots in that it is higher and forested while the remainder of the Puskas tract is lower and mostly grass. Monument Creek traverses the Puskas tract draining southeasterly into Monument Lake.

The Petersons envision one day possibly building another house on the acquired parcel. This would require public road access and appropriate zoning. The logical location for an access is a flag that runs southeasterly in the approximate location of the current common Peterson/Hershey property line to Shiloh Pines Drive. This involves the Hershey lot which will be replatted as part of the application. Note that there are no current plans to build and this does not include approval for any structures.

There appear to be three tasks to be accomplished: First, split off 3.94 acres from the Puskas tract. It is proposed that the remainder parcel will remain unplatted. Second, rezoning that 3.94 acre tract from RR-5 to RR-2.5 while also rezoning the remaining Puskas tract from the current RR-5 to A-35. And third, platting and replatting all three parcels into three newly configured lots which maintain the existing lot access points and create one new access for the proposed new lot.

Regarding the 70.46 acre remaining Puskas tract, this property has been operated as a boarding facility for horses for a significant number of years (1 residence was constructed in 1885, the other in 1952). The applicant continues to operate as such with no intentions of doing otherwise. The quantity of existing residences and outbuildings on the Puskas lot is not in character with the traditional understanding of how RR-5 parcels are developed in El Paso County.

The existence of Monument Creek meandering through the Puskas property causes a significant portion of the parcel to be incapable of development as residential property due to a floodplain designation. There have been anecdotal references to a previous owner pursuing development of this parcel into 5 acre properties. As told to the current owner a development of this type was strongly discouraged due to the existence of Monument Creek and the respective floodplain.

The RR-5 designation causes the potential of future hardship on the parcel. As has been explained to Puskas by EPC zoning, a special use permit could be issued with limitations imposed on the use of the property which may not be consistent with the current use. In addition, one residence would be required to be designated the primary residence, the other designated as existing non-conforming. The primary would be allowed to have building permits issued to it for repair or addition, the existing non-conforming would not. The existing RR-5 zoning allows for the subdivision of this parcel by a future owner to a number of 5 acre parcels which is not something Puskas considers acceptable and wishes to have the historical and appropriate use of the property maintained.

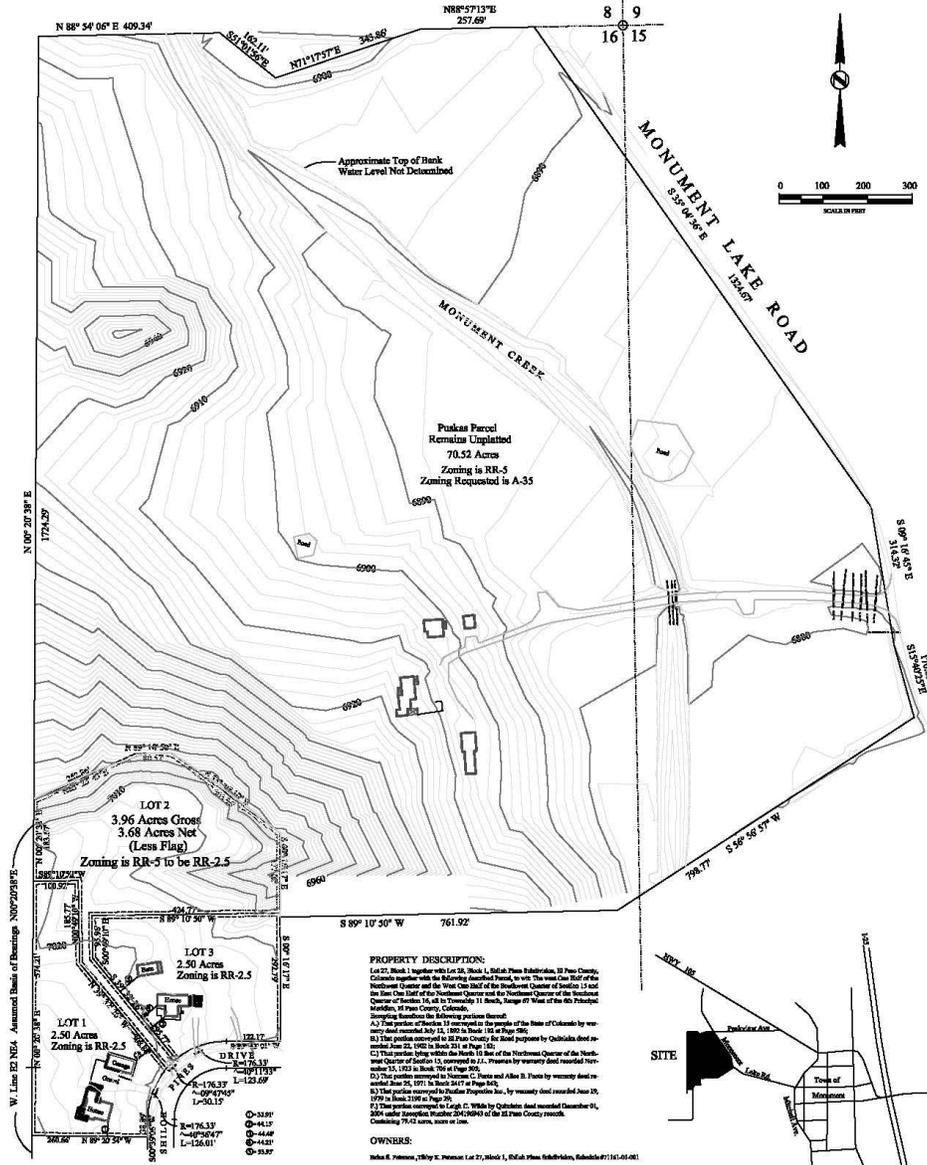
As the Puskas parcel has existed as an agricultural entity, a compatible zone designation of A-35 is requested. No waivers are expected to be needed for the rezoning.

The newly created 3.94 acre lot will be provided with water from an individual well. Sufficient water has been transferred from Puskas to Peterson for that purpose. An ISDS will handle waste. Other utilities are already onsite. Both the original lots 27 & 28 are in the Forest View Acres Water District and will remain so. The Puskas tract is not in the District therefore the new lot is not proposed to be annexed into the District. To comport with the new lot arrangement, the District Boundary will be amended.

Please direct questions to Brian Peterson (719-244-7391) or Jerry Hannigan (719-481-8292).

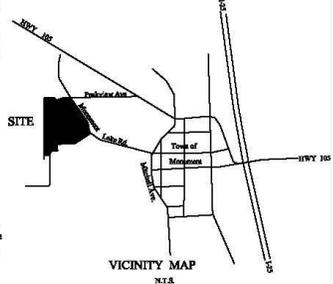
# PETERSON'S REPLAT REZONING MAP

A Rezoning of Parcels in Sections 15 and 16,  
T 11 S, R 67 W of the 6th P.M., El Paso County, Colorado.



**PROPERTY DESCRIPTION:**  
 Lot 27, Block 1, together with Lot 28, Block 1, 6th Platte Subdivision, 20th Precinct, Colorado together with the following described Parcel, to-wit: The west One Half of the Northeast Quarter and the West One Half of the Southwest Quarter of Section 15 and the East One Half of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 16, all in Township 11 North, Range 67 West of the 6th Principal Meridian, 20th Precinct, Colorado.  
 All land parcels are shown as they appear on the basis of Colorado by warranty deed recorded July 14, 1992 in Book 101 at Page 586.  
 B) The portion conveyed to 20th Precinct for school purposes by Certificate dated November 22, 1992 in Book 231 at Page 142.  
 C) That portion conveyed to 20th Precinct for school purposes by Certificate dated November 22, 1992 in Book 231 at Page 142.  
 D) The portion conveyed to Norman C. Peters and Allen B. Peters by warranty deed recorded June 25, 1971 in Book 107 at Page 642.  
 E) The portion conveyed to Debbie Propert and Allen B. Peters by warranty deed recorded June 25, 1971 in Book 107 at Page 642.  
 F) The portion conveyed to Leigh D. White by Certificate dated recorded December 14, 2004 under Assessor's Map No. 040040 in the 20th Precinct.  
 Containing 79.42 acres, more or less.

**OWNERS:**  
 John E. Peterson, 1819 E. Peterson, Lot 27, Block 1, 6th Platte Subdivision, Subdivided #1141-01-061  
 John M. Dinsley, Melissa M. Dinsley, Lot 28, Block 1, 6th Platte Subdivision, Subdivided #1141-01-062  
 Thomas J. Pruden, James A. Hovind in Section 15 & 16, T11S, R67W, 6th P.M., Subdivided #7080-00-013



**NOTE:**  
 1) Lots 27 and 28, Block 1, 6th Platte Subdivision are within Zone 1, Year Area Vision District. The District boundary is defined as that line 1 mile east of this highway which will be owned by the District and remains subject to all District rules, regulations, specifications and policies.  
 2) Lots 27 and 28, Block 1, 6th Platte Subdivision are within the District of Commerce as provided in those areas of their area of the County.  
 3) Lots 27 and 28, Block 1, 6th Platte Subdivision are within the District of Commerce as provided in those areas of their area of the County.  
 4) Lots 27 and 28, Block 1, 6th Platte Subdivision are within the District of Commerce as provided in those areas of their area of the County.  
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 9) Lots 27 and 28, Block 1, 6th Platte Subdivision are within the District of Commerce as provided in those areas of their area of the County.  
 10) Lots 27 and 28, Block 1, 6th Platte Subdivision are within the District of Commerce as provided in those areas of their area of the County.

**NOTE:**  
 1) Lot 27 & Lot 28, Block 1, 6th Platte Subdivision are currently zoned RR-2.5. They are rezoned from Lot 1, Lot 2 and will be rezoned RR-2.5. The new Lot 1 which is subdivided from the original Lot 1 & the Punkas parcel will be rezoned from its original RR-5 to RR-2.5. The balance (79.42 acres) of the Punkas parcel remains rezoned RR-5.  
 2) The portion conveyed to 20th Precinct for school purposes is rezoned RR-5 to RR-2.5.  
 3) The portion conveyed to Debbie Propert and Allen B. Peters by warranty deed recorded June 25, 1971 in Book 107 at Page 642.  
 4) The portion conveyed to Leigh D. White by Certificate dated recorded December 14, 2004 under Assessor's Map No. 040040 in the 20th Precinct.  
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	HANNIGAN ASSOCIATES, INC. LAND SURVEYING - LAND PLANNING LAND DEVELOPMENT CONSULTING 1948 WEST VALLEY ROAD DENVER, COLORADO 80202 719-481-8282 • FAX: 719-481-9073 719-481-8282 • FAX: 719-481-9073	TITLE REZONING MAP for PETERSON'S REPLAT in Sections 15 & 16, T11S, R67W, 6th P.M., 20th Precinct, Co. DRAWN Brian Peterson DATE 05-21-20 SHEET 1 of 1 17-001
	SCALE 1"=100'	DATE 05-21-20



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6) Brad & Laura Hogan  
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Sent To: 13) Jeffery Selvig  
 Street: PO BOX 2024  
 City, State, ZIP: Monument CO, 80132-2122

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Postage \$0.55

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Sent To: 14) FERREIRA PAULO SERGIO TRUST  
 Street and Ap: 17475 Oxbridge Rd  
 City, State, ZIP: Monument CO, 80132-7910

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.10

Sent To: 15) Alan & Brenda Longshore  
 Street and A: 17480 Oxbridge Rd  
 City, State, ZIP: Monument CO, 80132-7909

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.10

Sent To: 16) Leo & Terry Rector  
 Street and: 17520 Shiloh Pines Dr  
 City, State, ZIP: Monument CO, 80132-7917

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.10

Sent To: 17) Dan & Victoria Sullivan  
 Street and A: 17470 Shiloh Pines Dr  
 City, State, ZIP: Monument CO, 80132-7915

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.10

Sent To: 18) Steven Fiala  
 Street and A: 17415 Shiloh Pines Dr  
 City, State, ZIP: Monument CO, 80132-7916

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