

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:

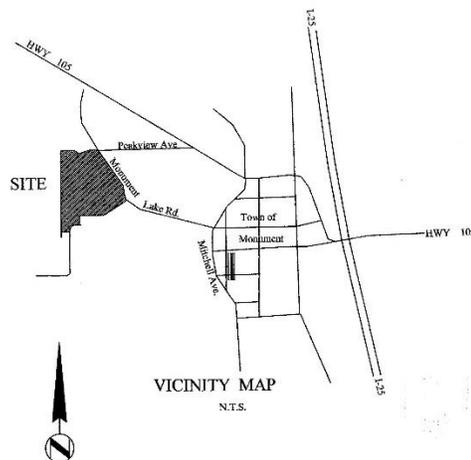
Owners/Applicants:
Brian and Tibby Peterson
17390 Shiloh Pines Dr
Monument, CO 80132
(719) 244-7391

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.

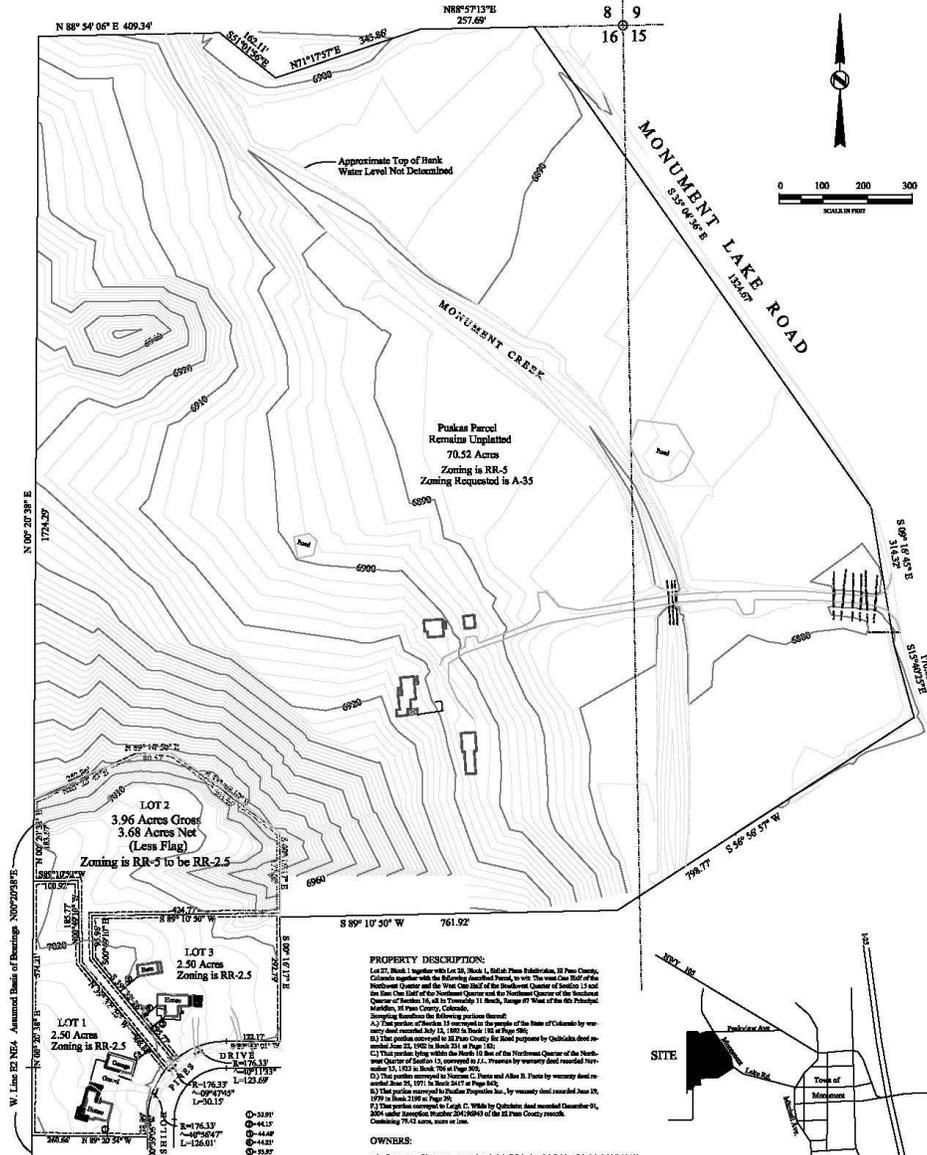
As the Puskas parcel has existed as an agricultural entity, a compatible zone designation of A-35 is requested. No waivers are expected to be needed for the rezoning.

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).

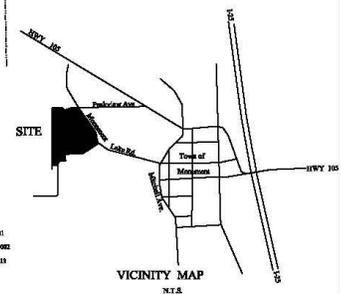
PETERSON'S REPLAT REZONING MAP

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



NOTE:
1) Lots 27 and 28, Block 1, 6th Pl. Subdivision are within Zone 1, Year Area Vision District. The District boundary is defined as that line 1 mile E 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 Pl. Subdivision are subject to the District of Commerce as provided in those areas of their area of the County which...
3) Lots 27 and 28, Block 1, 6th Pl. Subdivision are subject to the District of Commerce as provided in those areas of their area of the County which...
4) Lots 27 and 28, Block 1, 6th Pl. Subdivision are subject to the District of Commerce as provided in those areas of their area of the County which...

NOTE:
1) Lot 27 & Lot 28, Block 1, 6th Pl. Subdivision are currently zoned RR-2.5. They are rezoned from Lot 1, Lot 2 and will be zoned RR-2.5. The west Lot 1 which is subdivided from the original Lot 1 and the Pukas parcel will be rezoned from its original RR-5 zoning to RR-2.5. The balance (70.52 acres) of the Pukas parcel remains rezoned. Siting will be A-35.
2) The portion rezoned to RR-2.5 is shown on the map.



	Hannigan Associates, Inc. LAND SURVEYING - LAND PLANNING LAND DEVELOPMENT CONSULTING 1948 WEST VALLEY ROAD DENVER, COLORADO 80202 719-481-8282 • FAX: 719-481-9073	REZONING MAP for PETERSON'S REPLAT in Sections 15 & 16, T11S, R67W, 6th P.M. 2d P.M. County, Co. DATE Brian Peterson
	SHEET 1 of 1 DATE 05-21-20 JOB 17-001	SCALE 1"=100'

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2) Todd & Charlan Poirson
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5) Donna Gill
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6) Brad & Laura Hogan
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Street and # 7) SUNSTAR HOLDING LLC
3555 Sunstar Ct
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Street and # 8) IBAT FBPO EVA HORNUMG IRA
3475 Peak View Blvd
City, State, Zip Monument CO, 80132

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Sent To: 13) Jeffery Selvig
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Postage \$0.55

Total Postage and Fees \$4.10

Sent To: 18) Steven Fiala
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 City, State, Zip: Monument CO, 80132-7916

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