

## Len Kendall

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**From:** Cheri Jacobs <farawaywinds8989@gmail.com>  
**Sent:** Sunday, November 25, 2018 2:34 PM  
**To:** Len Kendall  
**Subject:** Variance for Newcomb File No. AL1827

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Dear Mr. Kendall:

Hello. Our names are Cheri, Daryl, Lerae Jacobs, I am a adjoining property owner to 12220 Preston Pl. Peyton, CO.

I was notified regarding the request for a additional Moble Home being put on this property.

I reviewed your application policy. I feel not all owners were notified correctley. Mrs. Newcomb used example #1 for the notifications, but this is a CULTISAC. Per your application process, indicates, more owners will be needed to approve, due- to-the- fact, they share common interest in the road and this can make gaining access to their properties, very difficult, during snow events, Application Example #4, would have been the correct notification procedure. All these owners are Seniors and Disabled, so their interests and voices, needs to be equally considered, because it will effect them every day of living on this cultisac.

Also, the notification to property owners, claims only 2 people being added to the property. That is incorrect, the count will be 8 + users of the property. This needs to be reviewed, correctly, for well and septic requirement standards.

The variance in 1993 was approved with 2 false approval letters. The letters from 4 Way Ranch, on Elbert Rd. IS NOT a adjoining property owner, that voted FOR the variance AND S & T Cattel CO., W. Tracy Lee, was the seller of the lot, the Developer. Mr. Tracy did not care, because his interest was for selling and making money on this lot, he never was a adjoining property owner, never lived there or be living there, in the future. I feel this is example of two FRAUDENT adjoining owners. Clearly, this property was BOUGHT on 2/21/1993 with INTENT to be Multi-Housing FROM PURCHASE, submitted March 3, 1993 with a Variance, (10 days). This was a PURCHASE ISSUE, NOT a ZONING issue. But slid right past the eyes of the El Paso County. You did not catch the fraudulent owners being addressed, that gave favor to vote for a property variance, funding their own personal interests. I expect more from El Paso County. With technology today, this can be checked now. How a 1979 single MH, got pulled into there, is beyond me and decomposing since being pulled into lot. This was not improving the community???

I was told, by Mrs. Newcomb, in July, Grandkids and Great-Grandkids, don't want to pay high rent in town ,they were moving here period, because, Landlord raised their rent. Mrs. Newcomb threatened a lawsuit against me, if I did not sign this Variance. I have be bullied for 20 years and this stops, today. You need to be aware, I am done with 20 years of problems, living next to this lot and now threats and harassments towards me, is happening NOW. At this point, anymore threats going forward, Sheriff will be notified, along with the constant abuse, the family does to the roads, that El Paso County DOT services. I will call Chuck Deon, report on a daily basis, start having the County, take consideration to others who live here. Pictures for your review of road damage will be provided at the meeting. We will need a long meeting, to disclose pictures and support, against this project. But notification must be done correctly from the beginning. Period. She knows this is a Cultisac,

but avoiding other lot owners, on purpose, is not correct notification to people with investment and ownership rights.

I ask you to get in your vehicle and come see this project, that has not been completed from 1993 and a continued eye sore, from day one, nothing is completed to this day. Covenants have been broken over and over, junk cars on lot for years, no paint since origination 1993. The home there now, IS NOT on any foundation, SHOULD HAVE BEEN, title is from 1979, (40 years old) has not had any visual improvements, ignored since the beginning. The past behavior will be the future behavior and I will be watching every document filed, so no fraudulent documents happen again, as it did in 1993. Only now, they started the cleaning of the property, 4 roll offs of trash have been done to make room for this project, but I have had to live by it and seen this mess for over 20 years and a huge hole, being addressed for this project, due to this home going to be over this hole, per specs submitted. You need to see this hole and what is in it. Please do NOT allow more crap in here, to rot, decompose, blow into our properties. I beg you, to drive out here. Please come see this asap, support our voices, to understand our complaints. This week...can you come out here and perform a drive-by.

\*\*\*FYI...they were served a letter from C-DOT, 11/24/2018, they will be losing part of this property due to the widening of Hwy 24. This application needs to be voided immediately, \$\$ refunded, due to the above stated problems and this Highway project commencing. You can't make any decisions, NONE, until the project is completed and lot re-structure, will be modified, by State of Colorado. Waist of all our time, because changes are coming. So this puts the specs unable to be approved, due to this State takeover by the state. You can verify by contacting El Paso County Engineers this project is taking place. If approved, an appeal will take place by us and our Attorney, will need be involved, due-to-the-fact, of this Hwy widening project. How can we vote on this.. when a HWY project is coming in taking part of this property. Too much being shoved at us to even make any decisions.

So you will have all NO's from all at my address of 12225 Preston Pl, Peyton, CO. 80831. We are going to fight this time. It is not 1993 out here anymore, expect improvements from the County, the disabled card being played again, is the same as 1993, (see scanned letter of intent on VA-93-009), for all other owners who DO following zoning and covenants and are all Seniors and Disabled with the same issues Mrs. Newcomb has, but living in a community without favors, with respect to the other owners..

Review: Your records on VA-93-009, clearly shows, they purchased the wrong property for what they intended from origination. Again, purchase problem. I checked zoning, before I purchased, they should have done the same. But, trying to move family, into our current land investments to avoid high rent, cannot be a free pass onto adjoining land owners, because we have an invested interest for over 20 years, if this starts, there will be no end to Variance requests. We cannot be El Paso County's Affordable Housing Program solver, but this is the intent to use these properties as such, going forward. There are rental properties available and Homes for purchases on the market, in walking/driving distance to 12220 Preston Pl, Peyton Colorado. This is the best option for our community, covenants, Hwy 24 widening project and zoning.

Respectfully submitted:

Cheri Jacobs-  
Daryl Jacobs  
Lerae Jacobs

Property: 12225 Preston Pl., Peyton CO. 80831. Ph: 719-322-8289