

Len Kendall

From: Cheri Jacobs <farawaywinds8989@gmail.com>
Sent: Thursday, January 31, 2019 12:25 PM
To: Mike Hrebenar; Len Kendall
Subject: Newcomb Extended Family-AL 1827

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To the Board of Review:

12225 Preston Pl., Peyton, CO. 80831

Daryl Jacobs-Against
Cheri Jacobs-Against
Lerae Jacobs-Against

The reason of "NO" against this project is as follows;

1. The previous variance was in place, approved and abandoned, from 1993 The community now has new people moved into community and have been trending in upgrading from old trailer homes. It was the responsibility of the Newcomb Family, to maintain the approved variance. They did NOT do due diligence to maintain the granted variance.

2. This Special Exception to Zoning in our community, would create a drastic alteration to the landscape on Preston Place. Due to "no disclosure" of any description of the home intended to be put into site, this addition, of some home that will be gifted, would create a major issue and have a negative impact in the sub-division.

3. The practice of extortion against adjoining neighbors, of threats to force "For" voting to influence favor to Ms. Newcombs' project, under the umbrella of disclosure, the Grandkids were moving in to avoid paying rent that was increased. This project is happening, no matter what of your opinions. If you don't say yes, I will sue you and call Sheriff on the neighbors. This was not a professional submission of the variance request.

4. Public Safety issues with the roads in the community, using them as the El Paso County Dirt Track, as in Calhan. Offensive gestures from Newcomb Family.

5. "Un-necessary hardships" are demonstrated to the Adjoining Neighbors by the following.

A. Meals on Wheels brings Ms. Newcomb meals.

B. Family is established close by, in the towns of Calhan, Simla, Colorado Springs, CO. Family does not live out-of-state.

C. Record will be given to Review Board on the amount of traffic servicing 12220 Preston Place. A daily record of number of vehicles coming and going daily, from property in the month of January, will validate Ms. Newcomb has more help, by family service, than any Senior living on Preston Place. This has increased traffic on Preston Pl.

6. Site Plan is not correct, easements were copied off another file on EPC site, added to Newcombs and easements are indicated in error, set-back needs inspection. Drainage was not supported by a Engineer Report or elevation drawing or map including but not limited too; any opinion by CDOT, who will be adding 4 lanes of asphalt, that will drain into the adjacent property at 12220 Preston Place. Ms. Newcomb could have asked CDOT their opinion on Drainage, to forward to El Paso County, but no effort was made, to meet the El Paso County request.

7. I would like to submit a viable alternative that would work in harmony with the community. 5 properties have Extended Family Housing on Preston Place and Tracy Lane. The community has accepted Class A RVs or 5th Wheels as a solution for temporary housing, that would conform with neighbors, not creating any major issues and maintains our Zoning rights. Any approval of Extended Family Housing, could open the door to 5 more submissions in the future.

8. Ms. Newcomb required to finish her current home in a acceptable time frame, established by the board, before any new construction permitted. All codes and regulations brought current to 2019.

9. All facts and evidence support, have been submitted to Len Kendall, to be uploaded into database for future review for Appeals, Adjoining Neighbors Land Use Attorney's with letters, concerns, non-disclosure of project details.

Respectfully Submitted;

The Jacobs