

# EL PASO COUNTY



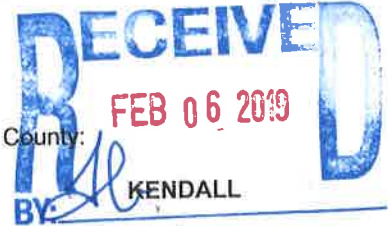
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 29, 2019



This letter is to inform you of the following petition which has been submitted to El Paso County:

AL-18-027

## SPECIAL USE NEWCOMB EXTENDED FAMILY

A request by Janice Newcomb for approval of a special use for a guest house with special provisions for extended family housing. The property is zoned RR-5 (Residential Rural) and is located on the northwest side of Preston Place, approximately 553 feet north of the intersection of Tracy Lane and Preston Place. The property is located within the Falcon/Peyton small area master plan. (Parcel No. 42130-01-016) (Commissioner District 2) (Len Kendall)

Type of Hearing: Quasi-Judicial

For ☒ Against ☒ No Opinion ☐  
Comments: Read Attached Letter, why I am/we  
Against this project, please your email's  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on **February 19, 2019**. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on **March 12, 2019**. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Len Kendall, Planner I

Your Name:

Charles Elliott Patricia Elliott (signature)

Address:

12110

Property Location:

Preston Pl

Phone

719.749.2302

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

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**Len Kendall**

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**From:** CHARLES ELLIOTT <CHEZZER420@msn.com>  
**Sent:** Friday, December 28, 2018 7:08 PM  
**To:** Len Kendall  
**Subject:** Re: Administrative Special Use Request for Janice Newcomb

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

File: AL-18-027  
Parcel ID: 42130-01-016

To whom it may concern, we(Charles and Patricia Elliott, at 12110 Preston PL), being neighbors to(Janice Newcomb, at 12220 Preston PL), Strongly appose the "guest house". As it will increase traffic. Janice's grandsons treat the culdesac like a race track. Increase in noise(Because of the five children). It's our understanding that Janice has many code violations of her property that has not been addressed. Their farm animals(Four pigs) do not have adequate shelter to stay out of the weather. They start projects they never finish, which creates an eyesore.

The well house roof was never fixed and panels are still blowing off, creating hazzards to the neighbors. Since 1993 the mobile home has been on going construction, jobs are never completed, yet they want to move in another mobile home, under the guise of a "guest house".

We feel the property and well could not handle two mobile homes with five children, and possibly even more people.

Thank you, Charles and Patricia Elliott.  
719-749-2302