

December 3, 2018

El Paso County Zoning

Leonard Kendall

2880 International, Ste 110.

Colorado Springs, CO. 80910

Ref: Parcel 4213001016-www.epcdevplanreview.com

Dear Mr. Kendall:

I am writing in regards to the application for Variance for the Newcombs Extended Family, 12220 Preston Place, Peyton, CO. 80831.

At this time; I feel the application is incorrect and not submitted correctly, as required by Zoning instructions.

1. Notice to Adjoining Home Owners. Mrs. Newcomb used, Example 1 in notifications as a street, where only 3 parties to have a opinion to a additional Mobile home being added to this property. The correct notification, per your application, was Example 4, notification on a Cultisac, that would include all parties, that would be effected by this variances request. I ask El Paso County, to correct notification process, to the examples, as stated on your Zoning Application site. Mrs. Newcomb is aware she lives on a Cultisac and Example 4 was the correct notification procedure and should had followed your clear directions correctly. The drawings and examples are clear and easy to understand.

2. Specs of use: This spec plan is dated 1993 and is clearly incorrect. The current 14x70 Mobil Home is not placed where indicated on this plan. See photos by Covenant requested drive-by. The home is straight from driveway, does not show the garage placement, is missing the torn up well shed the eye sore since 1993, is not indicated on this plan, nor any livestock out buildings. Including but not limited to; a modification needs to be presented to Zoning that part of the back lot will have a expansion of Hwy 24 that will effect the size of the lot. 5.01 acres will not the the correct size of this lot, a 4 acre with current existing buildings would be correct. I request Zoning to obtain the Plans of the Hwy Improvements, from CDOT in Mrs. Newcombs possession, that will be effecting this lot size, before any further request be made for this Variance. Lot size and drawing is incorrect. These plans from 1993 were just copied and submitted. This is indicating no Licensed General Contractor or Authored Agent dated 2018, with the assumption you would not catch that date. So this project will be family built as before, with the same history from 1993, with no General Contractor direction or guidance. I am aware Mrs. Newcomb can be her own Contractor, but nothing ever gets finished or looks professional.

3. Per the Plans and Specs, this new Mobile Home, (??? not described) will be placed over a open hole, that currently has natural debris "compost" and some construction debris "concrete", placed into the hole as filler. A request was made to Mindy, El Paso County Compliance, to do a drive-by visual inspection, on the current conditions of 12220 Preston Pl., Peyton Colorado. This was requested, so El Paso County Compliance would assist as a neutral arbitration, on behalf of the current land owners, adjacent to this variance request, due to fear of retaliation, that has already been threatened to all owners.

4. The Notice of Intent, claims only 2 additional people will be living on property. There will 8 + living at 12220 Preston Pl., Peyton, CO. 80831. If there was only 2 people, a variance, would not be required. This count needs to be addressed, how many residents will actually reside on this property to to proper services will be able to supports the large number of residents.

5. El Paso County Compliance provided a drive-by observation on 11/29/2018 at 3:00 pm, as requested and will report their findings, with photo support, to Mr. Kendall assigned to this project, as requested. You will see in the photos the plans are incorrect from 1993, there are current issues with abandoned vehicles, fences are and have been down for years, open hole was validated with debris that warranted a visual inspection. Mrs. Newcomb, continues to thumb her nose at compliance regulations from the past, that needs addressing moving forward for the future.

Adjacent homeowners have been kind enough, to not make us any problems, to our lifestyle, but the variance request, required these items and safety issues to be addressed, per the origination of Mrs. Newcombs request and where placements would be indicated.

6. On 11/30/2018 at 10.00 a.m. Mrs. Newcomb called El Paso County Sheriffs Office, Call for Service Number 2018-221587, made a request to file charges against Cheri Jacobs at 12225 Preston Place, Peyton, CO. 80831 for Harassment, due to the request, for a drive by visual inspection by El Paso County, Sheriff Deputy Gawugh, stated the call was a "cold" report with no information or support to validate any harassment, only Mrs. Newcombs rage about the incident. I ask you to take this sinister action by retaliation as threatened, by Mrs. Newcomb, to validate the constant bullying, harassment, lack of respect, to any and all adjacent land owners, the waist of time for Sheriff, for asking for arbitration, by El Paso County. This behavior, will be our future, with this project. Please scan this letter and attachments into you database, to validate that a professional review was required, but the STANDARD OPERATING PROCEDURES by the Newcombs, will be the example set forth with false reports, tantrums, false reporting to Sheriff Department, against neighbors, that voice concerns, be stopped A.S.A.P. The current request needs corrections to made and a HONEST application process be a MUST from origination and moving forward on this project.

Thanking you in advanced for consideration to my letter for concerns and please review El Paso County Compliance photos and report on the request of adjoining homeowners. The County drive-by should give support for working together on this project. Again, if violations are current on property, that is not harassment. That IS NON-COMPLIANCE to your community since 1993 and we are addressing these today, due to origination of Variance. I only asked for vehicles be removed

because they do not belong to Ms. Newcomb and a visual on the open hole, where 2nd home will be placed upon. Seems to be a problem regarding tires, that have been moved, painted, put along fence line as decorations. As expected, some disrespect to neighbors, living with investment interest, is now commencing.

Respectfully submitted;

Cheri Jacobs

Daryl Jacobs

Lerae Jacobs

12225 Preston Pl.

Peyton, CO. 80831

719-322-8289