

EL Paso County Zoning and Planning
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910
Attn: Craig Dossey, Director, craigdossey@elpasoco.com
Leonard Kendall, Planner I, lenkendall@elpasoco.com

Re: Variance Request from Ms. Janice Newcomb
12220 Preston Place, Peyton Colorado 80831
Parcel number 4213001016

December 20, 2018

Dear Sirs,

My name is Madelyn Lopez, my son Justin Lopez and I own the property whose address is 12310 Preston Place, Peyton, CO 80831. I currently reside on the property. On November 8, 2018, I received notice from Janice Newcomb, 12220 Preston Place, Peyton, Colorado 80831. The notice was sent certified mail and described Ms. Newcomb's intent to file for a variance to place a second dwelling on her property at the location stated above. The reason stated was due to health issues that greatly inhibit her ability live alone. Ms. Newcomb describes her health as poor and her condition as disabled. (Copy Attached)

To better understand the process, we are hoping that you can explain the process going forward and ensure that we have the opportunity to attend any hearing on the matter. It is our intent to protest any such addition to the property. Our property is adjacent to the Newcomb property on the eastside. I have been a resident of El Paso County for 60 years. I have always paid my property taxes and abided by all planning and zoning requirements, your records will note a variety permits that I and my family have obtained over the years to make improvements on a variety of properties including the property at 12310 Preston Place.

I am eighty years old and can understand the need to have family near and the additional care that age requires. With that in mind, I would like to note the reasons why my son and I oppose the variance on the Newcomb property.

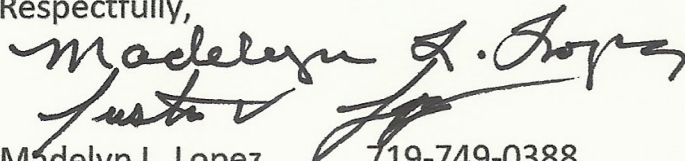
- Ms. Newcomb's property has a variety of blight issues that include: non-working automobiles, old poorly maintained buildings, blowing trash, and animals (pigs, goats and sheep) that are not permitted according to El Paso County Land Use regulations. I have born a number of difficulties from the issues above, including blowing scrap that has damaged my trees and blowing trash from the Newcomb's burying trash on the property to avoid the time and expense of hauling it off.
- Ms. Newcomb has always had a large number of people coming and going from the property. A number much greater than the driveway permit originally allowed. To that end, these visitors have brought several of the junk vehicles that currently reside there. If the variance is granted, I suspect this will only increase and create an even less tolerable situation.
- The well and septic that currently serve the property are providing service for a single-family residence. How will this be addressed?

- Ms. Newcomb has been cited repeatedly for a variety of planning and zoning offenses. Your officer's have visited the property several times, and I have given them permission to enter my property to better view hers if needed. They have been very respectful, and declined my offer. I very much appreciate their attempts to address those violations.
- Ms. Newcomb continually rides herd on the rest of the neighbors holding them to a standard, that she herself refuses to abide by. She is hateful, un-neighborly and threatening. It is laughable that she makes such a request based on her declining health. I continue to see her out in her yard looking after her 5 grandchildren and attending to her family's animals that they house at the property.
- Finally, Ms. Newcomb continues to violate the acceptable animal provisions that have been laid out by the county.

I would ask that the county deny this variance. Instead of an additional residence, the Newcomb family could replace the existing home with a newer larger single-family home on a permanent foundation, much like the one I had to place my home on. In addition, this could concurrently be done with improvements to the septic and outbuildings. Together this would address the existing code violations and ensure that the property remains within the current planning and zoning regulations.

Please keep us in the loop, as this moves forward and feel free to contact us at any time, should the need arise.

Respectfully,

The block contains two handwritten signatures in black ink. The first signature is for Madelyn L. Lopez, written in a cursive style. The second signature is for Justin V. Lopez, also in cursive and positioned below the first.

Madelyn L. Lopez 719-749-0388

Justin V. Lopez 719-491-6367

12310 Preston Place

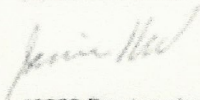
Peyton CO. 80831

Notice to Adjacent property owner's

The reason I am asking for the Variance of use for a second dwelling unit on one RR-3 lot, is that I "Janice Newcomb" is disabled and in poor health and need my grand daughter and her husband near to provide care and assistance.

This letter is being sent to you because Janice Newcomb is proposing a land use project in El Paso County at 12220 Preston place, Peyton Colorado, 80831, located on the south side of highway 24 on 5.01 acre on RR-3. This information is being provided to you prior to a submittal with the county. Please direct any questions on the proposal to Janice newcomb at 719-749-2694, 12220 Preston place, Peyton Colorado, 80831. 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 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.

Janice Newcomb



12220 Preston place
Peyton Colorado, 80831
719-749-2694