

Lacey Dean2

From: Paul Raymond <pjr@cowaterlaw.com>
Sent: Friday, November 15, 2024 12:36 PM
To: Lacey Dean2
Cc: Chris Cummins; jeffrey werschky; Stacie Werschky
Subject: FW: Requested Letter

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Ms. Dean,

Please see below an additional letter of opposition from a Hilltop Pines homeowner to the Grissoms' variance request.

Paul J. Raymond
MONSON, CUMMINS, SHOHEE & FARR, LLC
13511 Northgate Estates Drive, Suite 250
Colorado Springs, Colorado 80921
(719) 471-1212



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From: jeffrey werschky <jeffrey@werschky.net>
Sent: Friday, November 15, 2024 12:34 PM
To: Paul Raymond <pjr@cowaterlaw.com>
Subject: Fwd: Requested Letter

FYI

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From : Dion Arellano <dion@syscom1.com>
To : "jeffrey werschky" <jeffrey@werschky.net>
Date : Fri, 15 Nov 2024 13:27:07 -0600
Subject : Requested Letter
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11/15/2024

El Paso County Building Department
3939 Cordera Crest Ave
Colorado Springs, CO 80924

Subject: Request to Enforce Building Setbacks for Hilltop Pines Subdivision in Monument Colorado

Dear Ms. Dean,

We are writing to express our concern regarding the enforcement of setback regulations within the Hilltop Pines subdivision in Monument Colorado. We purchased our property with the understanding that established setbacks would provide us with reasonable privacy, property rights, and separation between adjacent properties, in accordance with the subdivision's development guidelines and county regulations.

These setbacks were a key factor in our decision to invest in this property. However, we have received input from others within the subdivision that there are plans being created that will compromise our privacy and space that were intended to preserve the character of our neighborhood.

We respectfully request that the El Paso County Building Department enforce the established setback requirements within Hilltop Pines. Enforcing these standards is essential to uphold the original subdivision layout, protect property rights, and maintain the privacy and separation that residents, including ourselves expected when purchasing homes here. Furthermore, establishing precedence by allowing encroachment of property lines, not in line with the established and agreed upon setbacks, will affect property values and encroach on the views we bought when we agreed to the original Hilltop Pines plan

I respectfully request that the El Paso County Building Department take the steps to insure and enforce setback regulation with any new building plans and adhere to the established guidelines. This enforcement is essential to preserve the original intent and plan of the subdivision, protect the rights and privacy of homeowners and maintain the development that we all agreed upon when purchasing here.

Please note, as adjacent homeowners, we did not receive a letter from the county informing us of the request of variance and the opportunity to provide feedback. We have found out late yesterday that the deadline is set for today.

Thank you for your attention to this matter. I look forward to a notification that the requested encroachment by the Grissom's will be denied. Please feel free to contact me at (719)964-6448 or email at the above email address if you have any questions.

Sincerely,

Dion and Jennifer Arellano

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