

September 22, 2021

Via Electronic Mail

Ms. Nina Ruiz & Mr. Ryan Howser
Planning Manager & Planner II
El Paso County Planning and Community Development

Subj: Notice of Objection to the White Cottage Farm Variance of Use Application (VA-214)

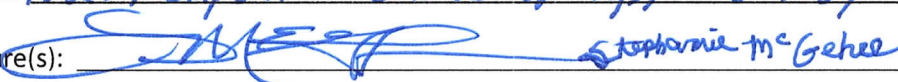
Dear Ms. Ruiz & Mr. Howser,

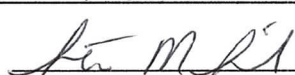
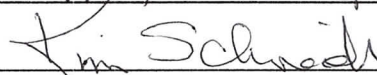
We, the below signed neighbors of the proposed White Cottage Farm event center, do hereby strenuously object to the requested Variance of Use (VA214) and ask that it be denied by the Board of County Commissioners for the following reasons.

- 1) Noise levels far exceed County Ordinance 02-1 and cannot be consistently enforced
- 2) Maintenance impact on Thompson Road due to increased traffic resulting from the large events held at the center
- 3) Parking is not sufficient for large events that are offered at the center for 120 people, plus 25 vendors (likely 145 persons or larger)
- 4) Safety of our families and homes
- 5) Negative Impact on property values

We purchased our properties in the Black Forest with RR-5 zoning in reliance that with the large-acre zoning, we would have peace, quiet, safety and serenity for our homes, our families, our animals, and the surrounding area. The event center is not compatible with the RR-5 zoning in the neighborhood. The event center is currently holding events in violation of zoning - each of which have had a negative impact on our surroundings.

Thank you,

Name: Dale & Stephanie McGehee
Address: 16860 Thompson Rd. Colorado Springs, CO 80908 / mailing address: 10957 Mount Evans Dr. Falcon, CO 80831
Signature(s):  Stephanie McGehee

Name: Steve & Kim Schneider
Address: 5770 Mountain Shadow View, Colorado Springs Co 80908
Signature(s):  Steve Schneider  Kim Schneider

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Name: MARK & AMANDA McDONALD

Address: 5775 MOUNTAIN SHADOW VIEW

Signature(s): Mark McDonald

Name: Steve & Carol Cross

Address: 6175 Morrow Pt

Signature(s): Steve Cross Carol Cross

Name: Kathy Brown & Bob Brown

Address: 17285 Thompson

Signature(s): C.S. CO 80908

Name: JOHN DAVIN

Address: 5753 WINDRIAGE PT

Signature(s): [Signature]

Name: Seth + Jennifer Volk

Address: 6386 Raleigh Rd

Signature(s): [Signature]

Name: Jordan + Kaci Savage

Address: 6498 Raleigh Road

Signature(s): Jordan L Savage

Name: Rick and Pam Faler

Address: 6155 Morrow Pt.

Signature(s): Richard L Faler Jr. Pamela S. Faler

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Name: Andrew Connolly

Address: 6442 Raleigh Road Colorado Springs CO 80908

Signature(s): Andrew Connolly

Name: Michelle Stiel Lynn Stiel

Address: 16845 Thompson Rd. Colorado Springs, CO. 80908

Signature(s): Michelle Stiel Lynn Stiel

Name: _____

Address: _____

Signature(s): _____

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