

From: [Brian Braaten](#)
To: [Christian Haas](#)
Cc: [Justin Kilgore](#); [Daniel Torres](#); [Brian Braaten](#)
Subject: RE: 3980 Walker Road
Date: Tuesday, February 6, 2024 3:00:47 PM
Attachments: [image001.png](#)

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Hi Christian,

We will make sure to voice our concern every time she doesn't follow the rules, which has been that way since they purchased the property.

Mrs Shell has been very under handed since they purchased the property, I know that's not your problem, but the neighborhood has about enough of her lying tactics.

They are operating the school on the younger ranch at the present time, which that also has never been permitted or zoned! Just so you are aware.

How is traffic being handled for this temporary facilities? This is not a county road and she does not pay for the maintenance on the road.

Should we contact the local fire department for there input?

Just working on saving our peaceful neighborhood.

Thank you for your time.

Brian Braaten

From: Christian Haas <ChristianHaas@elpasoco.com>
Sent: Tuesday, February 6, 2024 2:50 PM
To: Brian Braaten <bbraaten@rivieraelectricllc.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Daniel Torres <DanielTorres@elpasoco.com>
Subject: RE: 3980 Walker Road

Hi Brian,

The applicants have submitted an application to build a religious institution at the site. Earlier in 2023 they were made aware of the need for a special use permit in the event that a religious school is requested. At this point, they've agreed to use the proposed space/land for outdoor religious activities, religious camp-like activities, and establishing a small structure for indoor religious activities, including classrooms. The applicants were made aware that in order to hold regular classes, similar to any private or parochial school, they would first need a special use permit.

Important to note, the Land Development Code defines Religious Institution as follows:

Religious Institution — An establishment primarily for the conduct of religious activities, limited to sanctuary, educational classrooms, daycare, committee and office work, a single parsonage/rectory, or religious camp.

Unfortunately, we cannot initiate any code enforcement action until a use is established that violates the code. Their Site Development Plan is currently being reviewed by County staff. You can stay up to date with progress and all the documents they upload here.

<https://epcdevplanreview.com/Public/ProjectDetails/194852>

Hope this helps,

	<p>Christian Haas Planner I El Paso County Planning & Community Development (719) 520-6442 (719) 641-0256 Fax christianhaas@elpasoco.com</p>
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From: Brian Braaten <bbraaten@rivieraelectricllc.com>

Sent: Tuesday, February 6, 2024 2:32 PM

To: PLNWEB <PLNWEB@elpasoco.com>; Justin Kilgore <JustinKilgore@elpasoco.com>

Cc: Brian Braaten <bgbraaten@gmail.com>; J Spence <spencej466@gmail.com>; Julie Braaten <4juliebraaten@gmail.com>; m.danks1@gmail.com; allenalynn@gmail.com, hawksaerie3@gmail.com <allenalynn@gmail.com>; Elizabeth Feltman <esfeltman@hotmail.com>; dannybaker99@gmail.com; hawksaerie3@gmail.com; tonyf@spirecos.com; jwalkerrd@gmail.com

Subject: 3980 Walker Road

Importance: High

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Hi Justin,

My name is Brian Braaten, I live at 3990 Walker road and I have a new neighbor that is thinking they can put in a school facility at 3980 Walker Road. Myself and all the neighbors are very upset by what is going on:

It is file PPR2350

Concerns:

1. This property is accessed by a private road which will not support any type of facility like this as it is maintained by the neighbors.
2. This property is zoned for Residential not commercial.
3. No Fire department access.
4. This private road already has all the allowable residential lots that are allowed by code.
5. They have already started moving dirt for this project.
6. There has been no public meetings advertised as required by the county.

This individual(Donna Shell) has done everything without following the rules and pushing all the limits. The neighborhood is very upset and concerned about what Mrs Shell will try next.

We want to make sure that neighbors all get our say about this as it is not what we want in our neighborhood.

Please let me know what we need to do to make sure we get our say.

Thank you for your time.

Brian Braaten