

To: El Paso County Planning Commission and El Paso County Board of Commissioners  
From Darlene Jensen and Larry Manning owners of 9005 Mountain Road, Cascade, Co  
Re: Gunzelman Porcelain Pines Subdivision

As adjacent property owners to the proposed subdivision, we are submitting our comments with respect to access to the proposed subdivision by way of a “shared driveway” on an unimproved and undeveloped mountain “road”. This “road” is otherwise identified as a public right-of-way known as Mountain Road and labeled Kulsa Road on the proposed final plat.

The information presented in EDARP does not reference the design and/or improvements which will need to take place on Mountain/Kulsa Road to accommodate the “shared driveway” which is the only access to the subdivision. The county planner initially stated to us that a permission/agreement had been entered into between the County and the Developer to allow for the construction of a “shared driveway” across this undeveloped section of Right-of-Way for access to the subdivision. In a more recent conversation with the County, such agreement does not currently exist between the Developer and the County. Therefore, it appears the Developer does not have approved access to the subdivision at this time. We are informed that the Developer will be required to “subsequently” sign an agreement with the County regarding improvements to be made to the Right-of-Way. This subsequent action is exclusively an administrative process on behalf of the County and does not provide adjoining property owners that may be impacted by improvements to the Right-of-Way to make comments. **Thus, we request that this proposal be removed from the Consent Calendar and opened for further public comment, or this proposal be postponed until such required agreement is developed, accepted and executed by the County and the Developer, with advance allowance for comments by adjacent property owners.**

Our 30-year uninterrupted and unimpeded access to our home’s driveway and a parking area for 9005 Mountain Road is from this section of Mountain/Kulsa Right-of-Way. Therefore, we feel it is important for us to know what changes are planned to this Right-of-Way. We want to be assured that our access is accommodated and not adversely affected. Thus far, we only have a county planner and the project planner giving a verbal statement that our access “will not be affected”. We do not feel this is adequate assurance for us to support the project at this time. The “shared driveway” development on Mountain/Kulsa Right-of-Way may likely require widening, possible grade changes, drainage improvements, and potential retaining walls due to the mountainous terrain and slope. These unknowns may have direct impact to the access to our home.

Respectfully submitted this 10<sup>th</sup> day of May 2024.  
Larry Manning and Darlene Jensen  
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