

Ashlyn Mathy - Planner 1
El Paso County Planning and Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Ms. Mathy:

Re: File VR235 (Parcel 3133002011)

I am Paul Otis and I live along the western boundary of the property at 15330 E Chaparral Loop. My address is 15585 Wagon Trail and I am Specifically apposed to this rewriting of a set of rules that were established when these ranchettes began many years ago.

I have two main concerns and they go to size of ranchettes and water rights. First, these plots of lands were established the size they were so that we could have small herds of horses, cattle, goats etc. Every year since I purchased this place, I have had herds of animals and have grazed and used properties around me to help maintain safe firesafety rules along fence borders and we have had ZERO fires within one half mile in past 35 years.

Second, a check with the Colorado State Water Board would demonstrate that they appose this replatting because it affects the well water under properties. Specifically, if approved, the owner of the property as currently used would lose 50 percent of his water usage and the new resident would only have one half of water rights of other owners in the area. This affects fire insurance rates, usability for the new owner, and restrictions to present owner and probable lower property value if ever sold.

We have sent several letters to previous attorneys in these regards and have hit a stone wall in their efforts to obtain a building permit.

The attorneys keep hounding the present owner to relinquish his rights to full property rights of his water but he can not do so without losing half of his water rights.

Please use your knowledge or these rights and deny the building as being requested. It might be of interest to know that a previous realtor sold this land and subdivided it at time of sale and two or more persons have sought building permits for this property with no success because of water. A third property to the east and south of this property was recently before commissioners desiring to have their land subdivided for three properties but water is an issue in that plot also.

Please understand that we do not try to deny the owner of this property to build but we must object because of the limitations of water, the history we now have for drought, the inability of the new owner to water a lawn or have animals for their enjoyment and a thousand other reasons where water is a huge issue in this instance.

Sincerely,


Paul Otis

15585 Wagon Trail

Peyton, CO 80831