

Ashlyn Mathy

From: Pauline Carrico <pcarrico16@msn.com>
Sent: Friday, October 6, 2023 2:10 PM
To: Ashlyn Mathy
Subject: Monument Gramping 1 - Special Use Modification

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El Paso County Planning and Community Development Ms Ashlyn Mathy

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I live at 16210 Rickenbacker Avenue, Monument, CO, across the street from the property requesting Special Use Modification at 16315 Rickenbacker Avenue.

I am conflicted about the proposal. My son is trying to sell 11 undeveloped acres in Westcliff that I owned for many years and deeded to him. Across the street is a property that is full of trash, deteriorating home, and much garbage. The realtor advised him that any potential buyers have shied away from purchasing the property because of the eyesore across the street from this beautiful property. I am fearful that I may experience the same resulting in reduced property value.

I am concerned that the Monument properties are zoned single family residential property and the expansion and Special Use Modification is changing that to a commercial entity with permanent buildings and temporary lodging, rather than a rural camping experience. Such visitors have no vested interest in maintaining the rural residential community which currently exists.

I request that you carefully consider Chris and Wendy Jeub's request, Arlene Hinton's (16355 Rickenbacker Avenue) request for denial, and the general residential community flavor, to reach a balanced decision, without also depriving the Jeub's ability to enjoy financial gain from the use of their property.

Thank you for your consideration.

Respectfully,

Pauline Carrico
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