

Miranda Benson2

From: PCD Hearings
Sent: Tuesday, March 5, 2024 1:49 PM
To: PCD Hearings
Subject: Final Plat No 6513125009 Crawford Ave proposed apartments File Number: SF235

From: Darlene MARSHALL <dollykay1@msn.com>
Sent: Tuesday, March 5, 2024 12:14 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Final Plat No 6513125009 Crawford Ave proposed apartments File Number: SF235

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County commissioners.

Regarding the above property, creating one multi-family lot to accommodate 22 multi-family units.

We live at 1235 Modell Drive, directly adjacent to this lot.
Melvin and Darlene Marshall

We diametrically oppose multi-family apartments on this property for several reasons.

This neighborhood has been here since we built a home in 1996. We were the 7th people in this whole subdivision. We have watched over 38 families come and go on the street we live on. This includes only 10 houses.

It has been a nightmare for some years and many reasons. We have had good and very bad neighbors. They flipped the house next door last year and removed 15 plus garbage dumpsters, causing stench, rats, and mice. Garbage stacked against our fence, and against the back of their house. They were finally evicted. It is now a remodeled house and a new family. So, we are alarmed at facing another such mess yet again, in the current state of this country and the lawlessness... the major reason for no building behind us, and the possibility of 22 families moving into one apartment, in a home subdivision.

Reason: #1. Parking...from experience, most families have from one to nine vehicles. We have nine next door, with work vehicles and also a dump truck. The common number is at least 2 or 3....22 apartments would mean at least 44 to 66 vehicles plus parking spaces, also plus guest parking. Where would you put that many vehicles on this size lot? How about garages ??? That has not been mentioned.

Reason #2. Pets. One neighbor has 3-5 pets breaking the HOA laws. Two pets in the complex would equate to 44 dogs and or cats in this apartment complex on one lot. We have enough pets walking our street now, and making messes in our yard.

Reason #3. Noise....that many apartments, and people coming and going all times of the night, lights shining into the back of our house and living room.

Reason # 4 Garbage.... Most people on this block have two garbage cans that are supposed to be kept behind the fence. 22 apartments, 44 garbage cans. Are they going to be kept backing my home or with dumpsters banging? I have had enough of garbage smell for a lifetime from neighbors.

Reason # 5 no blueprint of the structure, is it one story or two stories...how is the building going to be placed on the property? No building layout was shown to us.

Reason# 6 Is it an Assisted Living facility? Or is it a two-story building, that they are putting on every available lot around or an L-shaped one story? None of these sound appealing to us.

Reason # 7 An Assisted Living facility which is what Aime Ventures LLC has been in the past known to build might be tolerated....but not a two-story apartment complex that would be open to drugs and what kind of renters and other possible crime is not tolerable.

Reason # 8 The lot just is NOT BIG ENOUGH FOR A MULTIFAMILY COMPLEX FOR THE ABOVE REASONS plus the possibility of reducing our property value.

Yours sincerely,
Melvin and Darlene Marshall
1235 Modell Drive
Colorado Spring Co. 80911

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