

Mr. Gabe Sevigny
Project Manager/Planner II
El Paso County Planning and Community Development
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September 23, 2018

Dear Mr. Sevigny,

I am in receipt of your correspondence dated September 7, 2018 advising me as an adjacent landowner of an application submitted by the property owner at 13550 Herring Road which would allow for the formalization of use of that property as an industrial equipment yard.

This communication is to notify you and all interested parties that, with the support of the Black Forest Land Use Committee, I stand in vigorous opposition to the approval of the aforementioned application.

There are a litany of reasons for the position I've taken in this matter, all which speak plainly to the applicant's complete and ongoing disregard for the harmony and character of our neighborhood which for the 40-plus years prior to the applicant moving to the area stood as a peaceful, harmonious, residential community.

As to the harmony of our neighborhood, the first evidence of the applicant's inconsiderate nature came in the form of large, loud, late-night parties which forced my husband on several occasions to visit the applicant during those events and ask that he stop. On another occasion, my husband called the applicant's phone to address the issue of another loud party, clearly audible inside our home, which yielded immediate retaliation in the form of either the applicant himself, a resident at his property or an attendee to that party racing a vehicle back and forth in front of our home honking the horn and shouting. This left me fearful for my personal safety and forced my husband yet again to confront the applicant directly. More came in the form of multiple incidents of questionable use of firearms which, again, forced my husband to address our concerns for our safety and that of the neighborhood, residents, children and our animals with the applicant.

As to the character of our neighborhood, the applicant began construction of a cinderblock wall along our east/west property boundary. My husband found that the applicant had dug a foundation trench which intruded onto our property, forcing him to address this with the applicant and telling him to wait for us to have the property line properly marked by a surveyor which we did at our own expense. The wall, unnatural to the area in the extreme, surrounds a large area of the applicant's property which is filled with construction materials, supplies and equipment. Most recently, the applicant installed a tall earthen berm across part of the Herring Road side of his property and on part of our east/west property boundary. Yet again, my husband found that the applicant had disregarded our property boundary and placed the berm on 6-8' onto our property along the east/west line which necessitated a call to him to require his moving the dirt back onto his property.

It is clear that while we might have had standing to oppose and fight the applicant's violations of the harmony, character of our neighborhood and land use codes, I and my husband were forced to effectively pick our poison, coping under the described conditions for years mainly out of a strong reluctance on our part to escalate the situation to the point of provoking retaliation.

At this point, enough is enough. We lost our home and virtually all of our belongings in the Black Forest fire. While we do not currently reside on our property, we are preparing for one of three possible eventualities: that we will resettle there, sell the property or hold it as an investment.

In addition to the insult and injury of the fire, what we're confident has already happened and that will be further exacerbated by approval of the applicant's request to complete the conversion of his property to full industrial/commercial use in direct contradiction to standing land use policy and code, is the diminution of the value of our property as a result thereby affecting us materially and further degrading the character of the neighborhood.


In summary and in light of the above, approval of the application will run contrary to master plan(s) which call for 5-10-acre residential lots and would not be consistent with the zoning district (RR-5) zoning which calls for single family homes. We believe strongly that our property value will be further diminished as with a commercial operation in full swing immediately adjacent, the harmony and character of our area will be irreparably harmed and complete. That will affect us materially as well.

Finally, therefore, my husband and I respectfully ask for immediate, firm and permanent denial of the applicant's request.

Most sincerely,

A handwritten signature in cursive script, appearing to read "Teresa Owen".

Teresa Owen

A handwritten signature in cursive script, appearing to read "Ted Robertson".

Ted Robertson