

From: [Vincent Crowder](#)
To: [Barbara Faulkenberry](#); [Tracey Garcia](#)
Cc: [Lisa Baldwin](#); [Baldwin Bucky](#); [John Fredell](#); <shoeybaby@aol.com>; [David Gorman](#); [Grivy, Sam](#); sandygrivy@yahoo.com; jlsbaker@aol.com; [Diane Fredell](#); [Sister Marie Therese Summers](#); [Sister Clare Carr](#)
Subject: RE: Upcoming Hearing
Date: Wednesday, November 18, 2020 12:35:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[Sanctuary of Peace Letter of Intent - Open Space Highlighted.pdf](#)

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Barbara,

I phoned you yesterday and left a message prior to being aware that Kari from El Paso County had already replied to you and answered your question.

I did, however, want to follow up with this email in which I am including a copy of the Letter of Intent (LOI) that basically summarizes our entire request for the rezoning of the Sanctuary of Peace 49.54 acre parcel to PUD that is the subject of our hearings tomorrow before the Planning Commission and before the Board of County Commissioners on December 8th. On this copy of the LOI, I have highlighted thirteen places which state unequivocally that we intend to set aside 44.43 acres of the parcel to open space. That is just shy of 90% of the total property that will be permanently designed as Open Space. The County Master Plan for this area requires 20%.

If this PUD is approved by the Board of Commissioners, it will be recorded, and the 44.43 acres will be reserved for open space with no provisions for any structures anywhere on it into perpetuity. The only way that could ever change would be for an entirely new PUD plan to be requested and submitted to undergo the same rigorous examination that this plan change request has gone through. In my opinion and also in the opinion of our engineers and some of the County's planners, that possibility for approval is so unlikely that it could be considered virtually impossible.

The preservation of as much of the forest as is possible has always been the highest priority for the Sisters. I'm quite pleased that we have been able to come up with a plan that achieves that objective and also allows the Sisters an opportunity to recoup much if not all of their investment which has already been significant to date.

I hope this answers any remaining questions you or any of our neighbors might still have about the confidence level that this prime and pristine part of the Black Forest will remain forest for at least a very long time if not forever. If you have further questions or concerns, please do feel free to contact me any time.

Blessings to you and to Beth,

Vincent

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From: Barbara Faulkenberry <barbara.j.faulkenberry@gmail.com>
Sent: Tuesday, November 17, 2020 11:52 AM
To: TraceyGarcia@elpasoco.com
Cc: Vincent Crowder <VCrowder@benethillmonastery.org>; Lisa Baldwin <lisa.healthyfromtheinsideout@gmail.com>; Baldwin Bucky <b.alan.baldwin@gmail.com>; John Fredell <mdfredell@yahoo.com>; <shoeybaby@aol.com> <shoeybaby@aol.com>
Subject: Upcoming Hearing

Tracy, I've gotten notice of a hearing on the Benet Hill Monastery rezoning. I don't wish to "provide testimony" but I do want to ensure my question is answered during the hearings. I see that I can send in questions during the hearings, but thought I'd give you all a head's up so we can be assured that the question will be addressed during the Planning Commission hearing.

The question is,

Is this requested rezoning, and it's possible approval, approved contingent on this 26 single-family/private business event center/guests lodging being the only allowed development

that will be approved on the property? In other words, will there be anything officially recorded that would say the remaining acreage could not be developed? Will anything officially preclude the future development of the other acreage?

Thank you

Barb

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