

Kylie Bagley

From: hindman99 <hindman99@yahoo.com>
Sent: Monday, March 14, 2022 6:12 PM
To: Kylie Bagley
Subject: Formal Objection to Special Use Request for 6555 Cowboy Ranch View
Attachments: Visual Of PP Sitaline.pdf; OWR-CO-Cowboy-Way-Covenants-Recorded.pdf; OWR-Cowboy-Way-Plat-with-Addresses.pdf

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We, Stan and Marlene Hindman, as an adjacent neighbor object to the special use request for 6555 Cowboy Ranch View in the following:

1. The placement of a primary dwelling with an attached accessory dwelling, and a detached accessory dwelling, will place three "residences" on the parcel. This will violate the recorded Covenants for Cowboy Way (the development which this address is within) at Old West Ranch (reference #220126453, recorded on 20 Aug 2020). Paragraph 2.01. states that "All of the Property shall be used for single-family residence purposes only. No more than one Residence may be permitted on any Parcel, except that a second dwelling unit shall be allowed, subject to El Paso County ordinances and regulations." The Covenants list "single-family" in paragraph 2.04 in addressing quality and size of residences. Thus having two accessory dwellings violates the intent of the Covenants and having an attached accessory dwelling violates the intent of "single family". Both of the Lerum's children constitute a family of their own, as they are over the age of 18, the younger son will be married this year, and the older son has children of his own. By having these families occupy the attached accessory dwelling makes that home multi-generational and not single-family. Per paragraph 1.9.6 of the Land Development Code, this special usage request is in direct conflict with the Covenants and as such, the special use request must give way.
2. Should the two homes (one with the very large "accessory dwelling") be built less than 750 feet from the Eastern property line (which is where the Lerums have building stakes placed, grass mowed, and soil sample pits dug), the density and quantity of buildings will impact the use and value of our land by directly obstructing the view of the Pike's Peak mountain range from not only our front yard, but also our back yard. This blockage will GREATLY diminish the value of our property.
3. The overall theme of the Covenants of Old West Ranch are to give each land owner freedom within their own property, but in a way which does not impact or restrict another property owner within the Ranch. The Lerums have directly stated to the developer that the Covenants are frivolous and they do not want to obey them. We believe that the expanded accessory dwelling and the additional accessory dwelling will not be in harmony with the character of the of the neighborhood, and will not generally be compatible with the existing land use in the surrounding area (see photo in spacing and size of homes in Old West Ranch).

We request that they move the eastern side of their single story home to be at a minimum of 750 feet away from the East property line. This will allow their property to be below the ridgeline, yet still having enough slope for a walk out basement. The ridgeline is at the back 1/4 of the Lerum's property, or at approximately 400 feet from the East property line, which our two properties share. See the attached photos and documents for reference.

In the photos, you will see a full size SUV on the ridgeline--this SUV is approximately 6 feet high from tires to roof. Thus you can see how a 20 foot tall single story house will basically completely block the view of the mountains. This will GREATLY diminish the value of our property.

In summary, we request that the county of El Paso not approve the special use permit for an increased attached accessory dwelling and not approve a second accessory dwelling. However, if the Lerums move their build sites to the requested distance from the Eastern property line, we will remove our objection.





