

## FAX COVER SHEET

TO	El Paso County
COMPANY	PlanningDept.
FAXNUMBER	17195206695
FROM	Casa Bella Realty
DATE	2018-01-30 00:44:55 GMT
RE	VA-17-010

### COVER MESSAGE

I am against granting the variance of use for Mountain Splendor Services. Pleaseseen attached and feel free to contact me for any further information. Thanks,

CathiaBell

# EL PASO COUNTY



COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
January 16, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

VA-17-010

SEVIGNY

## VARIANCE OF USE MOUNTAIN SPLENDOR SERVICES CONTRACTOR'S EQUIPMENT YARD AND OFFICE

A request by Dan Combs for approval of a variance of use to continue operation of an existing contractor's equipment yard and office. The property is zoned A-5 (Agricultural) and is located south of Woodmen Road on the east side of Maine Lane. (Parcel No. 53080-00-048) (Commissioner District No. 2) (Gabe Sevigny)

Type of Hearing: Quasi-Judicial

<u>                    </u> For	<input checked="" type="checkbox"/> <u>                    </u> Against	<u>                    </u> No Opinion
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Comments: *When I first bought my brand new house on Thera Brush way that business was not operational. Since last spring though they have been using it as a contractors business and it is very loud all day. It's directly affecting my property values and my right to peaceful enjoyment of my home.*

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on February 6, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on February 27, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,  
*Gabe Sevigny*

Gabe Sevigny, Project Manager/Planner I

Your Name: Cathia Bell *C Bell*  
(printed) (signature)

Address: 7324 Thera Brush way, Colorado spgs, CO 80923

Property Location: El Paso County - Quail Brush Creek Phone 719-291-4676

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

VA 17-010 Sevigny

Variance of Use - Mountain Splendor Services - Contractor's Equipment Yard and Office.

Additional Comments:

- In addition to operating a loud construction site, this company is also storing a lot of vehicles.
  
- The noise coming from this contractor's lot is upsetting to the residents and is negatively impacting the animals and wildlife in the adjacent wetlands. The first year I lived here, there were a lot more geese using the wetlands. In addition, we used to see deer, antelope, and other wildlife that no longer feel safe to access the wetlands.
  
- This business, as it's being operated, is a danger and an eyesore as it backs up directly to a residential walking trail which children, adults, and bicyclists frequent.
  
- I moved into my new build in November of 2016. At that time, Mountain Splendor was not being operated as a contractor's lot, it appeared that it was being used as a landscaping business, which is what it is zoned for. Since the Spring of 2017 however, this business has converted to a very loud contractor's business which is hurting home values and should not be allowed in this neighborhood.

I'm asking that you deny this variance request.

Thank you,  
Cathia Bell  
7324 Thorn Brush way  
Colorado Springs, CO  
80923  
719-291-4676

# El Paso County Parcel Information

File Name:

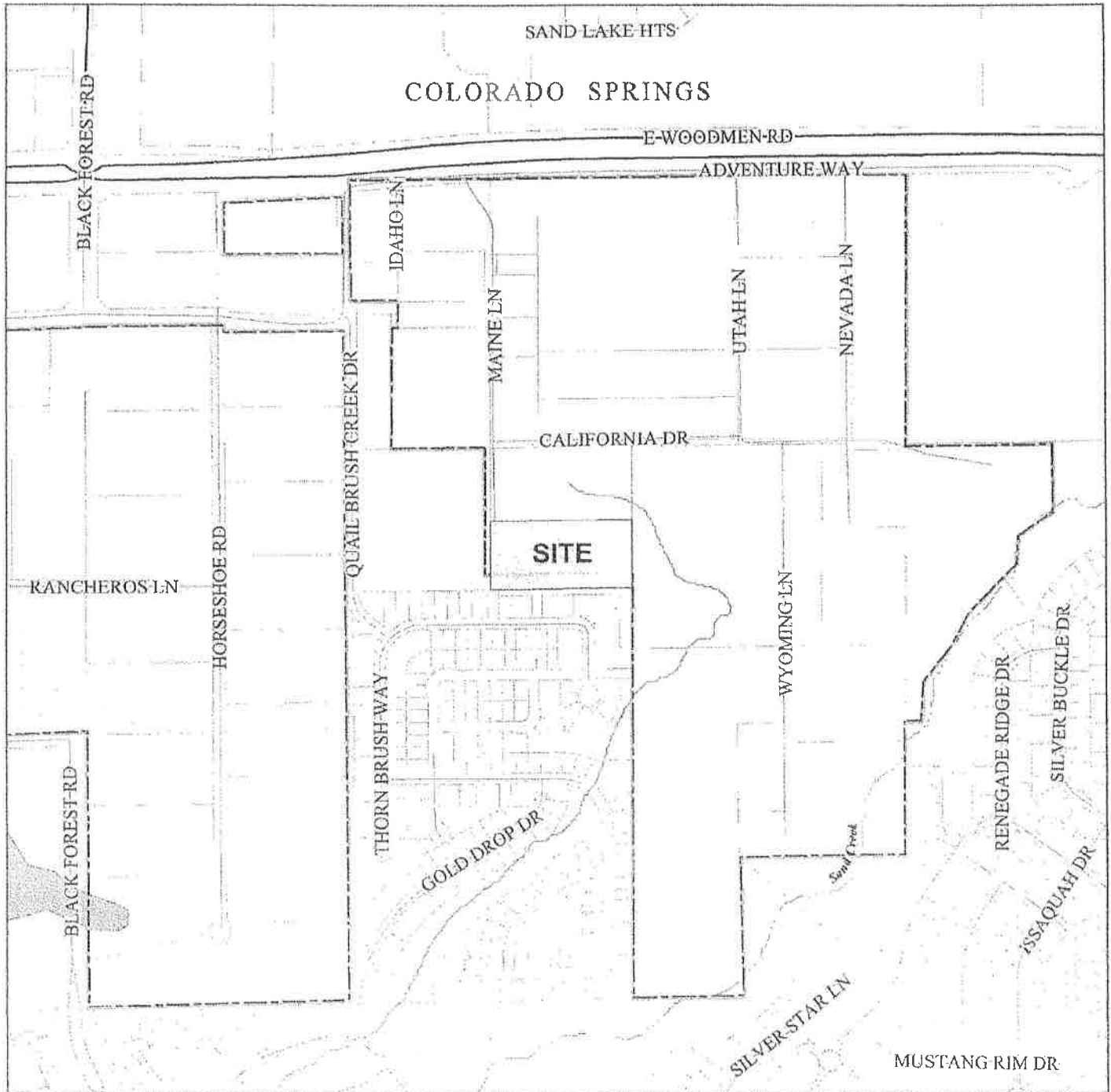
PARCEL	NAME
5308000048	COMBS DANIEL

Zone Map No.:

ADDRESS	CITY	STATE
1205 MAINE LN	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80923	4237

Date:



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W Garden of the Gods Rd  
 Colorado Springs, CO 80907  
 (719) 520-6660



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Phone: 011 44 744 093 4133 |

Email: [info@davidmglp.com](mailto:info@davidmglp.com)  
Website: [www.davidmglp.com](http://www.davidmglp.com)



David Morgan ESQ, B.A J.D  
**DAVID MORGAN LLP.**

**OUR REF: DMG/01FL/ASSO - YOUR REF: P01/7367/080118 DATE: January 29, 2018**

Dear **MAX ROTHCHILD**

My name is David Morgan; a partner at David Morgan LLP a UK based Law Firm.

Firstly, I must solicit your confidence in this transaction; this is by virtue of its nature as being utterly confidential. Though I know that a transaction of this magnitude will make any one apprehensive and worried, but I am assuring you that all will be well at the end of the day. I decided to contact you after series of attempt to locate members of deceased family.

There is an unclaimed "permanent life insurance policy" insured for Ten Million Nine Hundred & Fifty Thousand Seven Hundred & Seventy Seven Dollars (US\$ 10,950,777.00) with a top Life Insurance Company in United Kingdom. The policy holder was one of our clients, Late Eng. Arthur **ROTHCHILD**, who worked with Energy Company in Switzerland. He died in an accident in United Kingdom, Seven years ago. Since his death no one has come forward for the claim and all our efforts to locate his relatives have proved unsuccessful. The insurance company code stipulates that "insured permanent policies" not claimed must be turned over to the abandoned property division of the state after seven years.

Therefore, I ask for your consent to be in partnership with me for the claim of this policy benefit, in view of the fact that you share the same last name and nationality with the deceased. If you permit me to add your name to the policy, all proceeds will be processed on your behalf. I wish to point out that I want 10% of this money to be shared among charity organizations while the remaining 90% will be shared between us.

This is 100% risk free; I do have all necessary documentation to expedite the process in a highly professional and confidential manner. I will provide all the relevant documents to substantiate your claim as the beneficiary. This claim requires a high level of confidentiality and it may take up to thirty (30) business days, from the date of receipt of your consent.

Please contact me either via: (Email: [dmg@davidmglp.com](mailto:dmg@davidmglp.com) & [davmrg2020@gmail.com](mailto:davmrg2020@gmail.com)  
Telephone: 011 44 744 093 4133.

If you are interested please contact me by email, requesting for more details and documents, which i shall furnish you, while I expect a direct contact number to reach you.

  
David Morgan (Distinction) J.D.  
Attorney



(This communication and its contents are confidential and intended for the sole use of the intended recipient and may contain information that is confidential or legally protected.)

16 Buckingham Street, Oxford, Oxfordshire, OX1 4LH

