

From: Barbara Johnson <barb-writing@hotmail.com>
Sent: Thursday, December 12, 2019 1:09 PM
To: Ryan Howser
Subject: Fwd: 137 Lotus Colorado Springs CO Good Old Boys

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Ryan please can I get an update on the status of this project? Thank you.

Sent from my iPhone

Begin forwarded message:

From: Lindsay Darden <LindsayDarden@elpasoco.com>
Date: December 12, 2019 at 8:44:01 AM MST
To: Barbara Johnson <barb-writing@hotmail.com>
Subject: RE: 137 Lotus Colorado Springs CO Good Old Boys

Hi Barbara,

Thanks for sending your concerns. This project has been transferred to Ryan Howser. I have forwarded your message to Ryan but you can also reach him directly at 719-520-6302 or ryanhowser@elpasoco.com .

Thanks,

Lindsay Darden
Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6302 (Direct)

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

-----Original Message-----

From: Barbara Johnson <barb-writing@hotmail.com>
Sent: Thursday, December 12, 2019 8:19 AM
To: Lindsay Darden <LindsayDarden@elpasoco.com>
Subject: 137 Lotus Colorado Springs CO Good Old Boys

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This email is in regards to the above referenced application for a variance of use to store commercial vehicles, recreational vehicles and build a storage facility. We as a community take pride in our homes and neighborhood. This Variance of use will create oil and gas seepage into the ground and water table from stored vehicles, which is a EPA concern, noise disturbances, unsightly vehicles creating a junkyard right behind our homes. He's causing the land to fall into the spillway from driving on the edge of spillway to access his property. He is driving over native grasses that are easily susceptible to being ignited from the vehicles catalytic converter. I can't tell you how many times I have held my breath watching the carelessness of it all. He almost started going over into spillway while driving one those big commercial trucks out of here. This causes us to lose our right to enjoyment of peace and tranquility on our property (outlined in the Deed of Trust) resulting in a blight on the area and the devaluation of the true market value of our homes in tens of thousands of dollars. These homes are currently in excess of \$300,000 according to current market value. No prospective buyer would find our properties to be a good investment because of Good Old Boys storing vehicles and trying to run a business out of that lot. I have personally dealt with Ryan the owner off and on since he purchased that lot for around \$4300 in 2017. He told me that was his intention from beginning. We have had words. I ended up having to purchase the lot adjacent to 137 Lotus because I was worried he would buy that lot and start expanding. (My lot is 135 Lotus and I own my home at 4202 Siferd Blvd) It's very upsetting to see this area of homes that are new(these homes were built in 2014) adding beauty to the area that this guy who doesn't live around here purchasing a lot for \$4300 and able to think he can store giant commercial trucks from the 1950's, junk, his business tools etc behind our homes causing our neighborhood to look unsightly. I am requesting you as Project Manager to consider these points and our collective feelings. Please let me know the status of his application. I looked online and it appears he sent another letter of intent on 12/3/2019. What is the current status? Our voices as homeowners should carry more weight. A person that pays \$4300 versus a homeowner who has an actual home adjacent to his \$4300 lot and that home has a value in excess of \$300,000 should be the determining factor. I also filled a complaint with Joe today regarding the lot who is the servient tenement for the easement to 137 Lotus for violations. A camper is sitting adjacent to Good Old Boys lot being stored since last week along with numerous other violations of storage which Joe and I discussed. The community of homeowners here appreciate your consideration in this matter and would like for you to keep us apprised of the status. Thank you Lindsey. I can be reached at 719-418-3684 or 303-945-6417

Sent from my iPhone