

March 21, 2018

NEPCO

P.O. Box 714

Monument, CO 80132-0714

Len Kendall

EL Paso County Development Services Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910-3127

**Reference: 17725 Hwy. 83 Second Dwelling**

NEPCO is providing the collective input from its membership that includes 9,500 homeowners, 45 HOAs and 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

**General Concerns/Questions related to 17725 Hwy. 83 Second Dwelling proposal:**

**NEPCO’s Comments:**

1. NEPCO is pleased that the land owner has left the property in parcels greater than 5 ac.

1. NEPCO has no significant concerns with this proposal as it has been in place for over 10 years. The request for the owner to have the right to rent/lease the property is reasonable as to deny that right amounts to illegal taking by the County.

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Thomas M. Vierzba Greg Lynd

Vice President, NEPCO President, NEPCO

Chairman,

NEPCO Land Use & Transportation Committee