



Phillip E. Pontious, D.M.D.

1204 MAIN STREET
CANON CITY, CO 81212
TELEPHONE: (719) 275-2887
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Fremont County

SEP 20 2023

Planning & Zoning

September 12, 2023

To Whom It May Concern,

I have known Hoshi Mistry for 15 years. During that time I have seen him be helpful, kind and generous with many individuals in need. I find him to be honest and forthright. He has always had the best interests of his neighbors and the community in his heart. I am a witness to his good character.

I know if he is attempting to subdivide a property then it is a good thing for both the community and neighbors. He would never do anything to harm anyone. Please allow this property subdivision to go forward.

Thank you for your time.

Sincerely,

Phillip Pontious, D.M.D.

420 Myrtle Avenue
Cañon City, CO 81212
(719) 276-5830



Principal – Garrett Olguin
<https://lincoln.canoncityschoole.org>

Fremont County

SEP 20 2023

Planning & Zoning

September 11, 2023

Planning and Zoning Director Dan Victoria
and
Board of County Commissioners
615 Macon Ave, Canon City, CO 81212

Dear Director Victoria & County Commissioners,

It is my pleasure to write a character reference for **Mr. Hoshi Mistry**. I have known him since August 2022. At that time, my team and I hired him to be a Significant Support Needs Special Education Paraprofessional at our school. In the time I have known Hoshi, I have found him to be an honest and professional individual. Working with the students in the SSN Program can be challenging, and yet Mr. Mistry seeks out this type of work. His care and compassion for the students he works with is obvious. He has always communicated thoroughly and clearly with me. I have learned that there are not many people in the community that don't know who Hoshi Mistry is. Each and every time I've heard someone mention him, it is always with positive feelings. To say he is well-liked in Fremont County is an understatement.

While I am not well-versed in the world of Planning & Zoning anymore (*I once worked as a drafter in the department, responsible for digitizing plat maps*), I can speak to Mr. Mistry's attention to detail and concern for the welfare of others. His decision-making is thorough and his concern is for people. I know that if Hoshi is looking to develop a subdivision, it is not without a great attention to detail and extensive thought put into it.

Please don't hesitate to reach out to me if you have any questions or want to discuss Mr. Mistry further.

Sincerely,

Garrett Olguin
garrett.olguin@canoncityschoole.org
719-276-5830



THAI

1326 Main St
Canon City, CO 81212

Fremont County

SEP 20 2023

Planning & Zoning

9/18/2023

To: Fremont County Planning and Zoning

Subject: Mistry Subdivision Filing No. 2 and Preliminary Plan

Dear Sirs,

I am a Business owner in Canon City, Fremont County, Colorado, 81212 . I am Say Tribble, and I live at 445 Glenmoor Road, and own Yummy Thai, at 1326 Main St, Canon City, Colorado 81240.

I totally support Hoshi Mistry's application for the Mistry Subdivision Filing No. 2 and Preliminary Plan. I believe it meets the minimum square ft for the zoned area and is a good design. This will provide more housing opportunities for the citizens who wish to move into agricultural zoned areas to grow fruits including apples and raise animals. It will also bring tax payers and consumers into the Penrose area. Apple day is a big event in Penrose and it will bring more new thoughts and people who will have newer innovative ideas. I see no disadvantages to permitting the subdivision and sale of 7 residential lots, and lets bring new blood into the area.

I support this as Mr. Hoshi Mistry has lived, paid taxes, for many many years, and brought new tax paying citizens over many years. Its time we see the potential of this new subdivision.

I support this whole heatedly, and bring the economy up to help all citizens of Fremont County.

Say Tribble
Yummy Thai
719-458-1060
yummythai@tuta.io

SEP 20 2023

Planning & Zoning

Dan Victoria
Planning and Zoning Commissioner Fremont County
615 Macon Ave
Canon City, CO 81212

AND

Board of County Commissioners Fremont County
615 Macon Ave.
Canon City, CO 81212

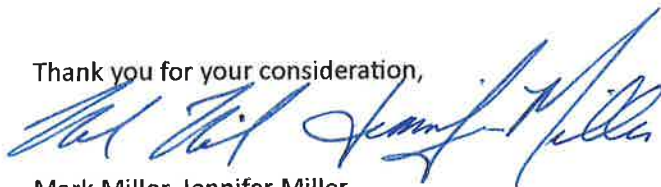
Dear Commissioners,

Re: Hoshi Mistry subdivision at 1245 E 3rd Street, Penrose, Colorado 81240
Mistry Subdivision Lot #1 Filing #2 Hearing on 26th September 2023 at
Fremont County BOCC Application meeting

We have known Hoshi for the better part of 3 decades. Mark's first relationship with Hoshi was serving together on the board of Beaver Park Water in the early 90's. Jennifer was likewise associated with Hoshi when serving on the board of Habitat for Humanity together during that same timeframe. After we married, Hoshi handled our family's real estate transactions. Hoshi has been an active, positive contributor to Fremont County for over 30 years. He has professionally served the county in real estate and education, continually contributing to the future of our community. He has volunteered his time to many pursuits that have added value to life in this county, including adult literacy and 4H in addition to the aforementioned organizations. Hoshi has always had the interests of the community at the forefront of his efforts. He is invested and involved in this community at a level that very few people dedicate themselves, to the betterment of all.

The project that we write in regard to is no different. His proposed subdivision, Mistry Subdivision, at 1245 E. 3rd St in Penrose is as community focused as all of his other pursuits. This new subdivision will add to the tax base, which does nothing but strengthen our county. This would support local services that are provided through these revenues, such as education, fire protection, and law enforcement. This increased tax base also reduces the tax burden on current owners. All of these benefits add to a more stable economy, which enriches the entire community.

Thank you for your consideration,



Mark Miller, Jennifer Miller

545 4th Street, Penrose CO 81240

(719) 371-0929/(719) 371-2203

Fremont County

SEP 20 2023

Planning & Zoning

September 18, 2023

RE: Hoshi Mistry Subdivision Lot #1, Filing #2

To Dan Victoria : Planning and Zoning Commissioner and The Board of County Commissioners;

We are James and Cheryl McDaniel and we are residents of Fremont County. We are writing this in regards for Hoshi Mistry's plans for the Mistry subdivision Filing #2. This will be in Penrose at 1245 E. 3rd St. We believe that it will be a good design to add the additional housing opportunities. We have known Hoshi for over 20 years and we know he is always looking out for the well being of Fremont County. That is why we believe these plans will be a great asset for Fremont County and support Hoshi's endeavors.

If you have any questions, please feel free to contact us.

Thank you for your consideration in this matter.

James McDaniel

Cheryl McDaniel

James and Cheryl McDaniel

1901 N. 5th St.

Canon City, CO 81212

Dan Victoria
Planning and Zoning Commissioner
Fremont County, 615 Macon Ave, Canon City,
Colo 81212

Fremont County
SEP 20 2023
Planning & Zoning

AND

BOARD OF COUNTY COMMISSIONERS

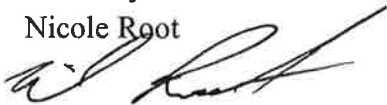
Fremont County, 615 Macon Ave. Canon City,
Colorado 81212

To whom it may concern, I Nicole Root am writing this letter in regards to Hoshi Mistry and the subdivision in Penrose at 1245 3rd Street. People generally subdivide their land so they can sell off a portion, this may include wanting to subdivide land for their family, so they can live close by. Or perhaps more lots for housing or commercial development. Knowing Hoshi Mistry he is doing this only in the best interest of the community at large.

When driving through Penrose I often stop by Dollar General, a store that wouldn't be there today if it were not for Hoshi's hard work and tenacity to see it through. I see business around that store coming to life and starting from the ground up when not too long ago that side of the highway was an eye sore and rundown buildings but because of Hoshi it now provides revenue and growth to Fremont county.

I graciously support Hoshi's subdivision of his property as it would give so many benefits to Fremont County as far as employment, a few additional houses, and more revenue and growth to Penrose and other areas. Hoshi has farmed that land for years by himself and can no longer tend to it on his own accord due to age and health, it is only right to let him have the choice to do what he wishes with his property so long as it benefits everyone.

Sincerely
Nicole Root



3046 Sherrelwood Dr. N
Canon City CO 81212

Fremont County
SEP 20 2023
Planning & Zoning

Fremont Board of County Commissioners
615 Macon Avenue
Canon City, Colorado 81212

September 18, 2023

To the Fremont County Commissioners Kevin Grantham, Debbie Bell and Dwayne McFall,

We are writing this letter in regards and in support of the Mistry Subdivision Lot#1, Filing #2 located in Penrose, Colorado. After talking with and asking questions to Hoshi concerning his property and the plans he has to build a private road (proposed Margarita Lane) and have listened to him detail the steps he has taken to meet the County's expectation, we believe that in all good faith this plan will be beneficial to the community of Penrose and surrounding area at large.

I came to know Hoshi when he subbed as a paraprofessional in RE-1 School District. Soon after he subbed he became an employee of Canon City Middle School where he worked with Severe Significant Needs students for 6 ½ years as a team member along with myself and 4 others. In those 6 ½ years I saw Hoshi's compassion, kindness and concern for the student body we served. He was not only interested in caring for their daily needs but was diligent in helping said students reach higher expectations for their future. That being said, I saw that same compassion and drive for others to be successful in the community by attending and contributing to our youth, participating in activities that would grow the community or helping families realize homeowner status.

As a taxpaying citizen of this County for the last 37 years and an individual who has helped many have housing or become home owners themselves, he has proved to be an asset to this community and Fremont County. My husband and I support and highly recommend that these proposals be granted based on the aforementioned reasons and simply because we still believe in the "American Way" and the 5th Amendment which speaks to placing restrictions on a property owner from realizing the highest and best use of that property hinders progress.

Sincerely,

Steve and Lisa Holcomb



20326 US Highway 50
Cotopaxi, Colorado 81223

SEP 20 2023

Planning & Zoning

RE: Mistry Subdivision

Lot 1 Filing #1 at 1245 E 3rd Street, Penrose, CO 81240

NE Corner of 3rd and L Street,

Application Meeting with the Board Of County Commissioners, on September 26, 2023

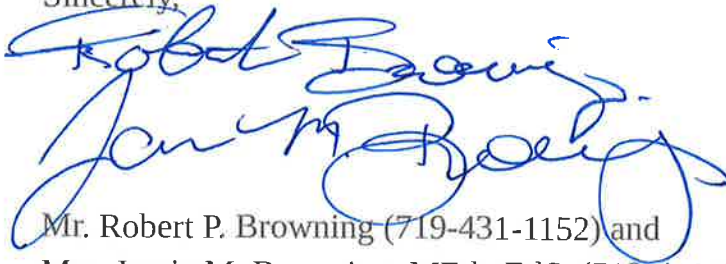
To whom it may concern:

We are writing this letter in support of Mr. Hoshi Mistry and the planned Mistry Subdivision Filing #2. My husband and I are both residents of Fremont County, Colorado. Mr. Mistry is an upstanding citizen and community member. We have known Mr. Mistry for over seven years now. In that time, he has been the most generous, kind, and helpful human. We know how much he cares for his community. He has given so much to Fremont County, from the Dollar General in Penrose to working with students with severe disabilities in the school system.

Mr. Mistry wants to subdivide his land. This has been a practice of landowners for centuries. In subdividing his land, he will increase the tax revenue for the county. This is a great project for the community. A man who wants to better his community should be able to do so. He wants lots that are spacious and open, which are qualities we are aware of that are treasured by the town and people of Penrose. Mr. Mistry is considering all the employment opportunities building the subdivision will provide as well. His intentions are pure:

In conclusion, Hoshi is a wonderful man. We support him in every way. We know that Hoshi would never do anything against any living being and only wants to better the world. As a land owner and taxpayer, Hoshi should be allowed to do as he wished with his land for the benefit of his beloved hometown. Please feel free to contact either of us at our respective numbers below with any questions or concerns you may have. Thank you for your time.

Sincerely,

The image shows two handwritten signatures in blue ink. The top signature is for Robert P. Browning, and the bottom signature is for Jamie M. Browning. Both signatures are written in a cursive, flowing style.

Mr. Robert P. Browning (719-431-1152) and
Mrs. Jamie M. Browning, MEd., EdS. (719-419-9412)