

## **Rad Dickson**

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**From:** Tammy Smith <smithjtlj@gmail.com>  
**Sent:** Sunday, June 14, 2020 7:52 PM  
**To:** Rad Dickson  
**Subject:** muddy little Cowboy 2nd complaint letter From Stephen and Tammy Smith and Family

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Hello Rad Dickson,

This letter is being sent to further inform and express our concerns again about the proposed project at the Childers property located at 16810 S Peyton HWY 80928

I am the land owner located at 16625 & 16805 S. Peyton Hwy which is directly east of the proposed project. My wife and I own 45 acres zoned A-35. We have lived in the community going on 16 years. We received a letter from the Childers on 6/24/2019; the letter we received was a letter of notice, it clearly stated that we would be notified and have a chance to respond at a public hearing or we would be given information to contact El Paso County.

On Friday May 22, 2020 a grand entry to the north of the proposed property was enacted..This prompted my wife and I to go online and research all the details of the proposed project. The Childers explain that the project will be contained to half an acre around the existing property/home. Shortly after the Childers took possession of the home in 2018 they installed a zipline and parked a large wedding carriage directly in front of my home and they have now erected this grand entry roughly 300 yards north of where the plans stated the entrance would be. The Childers also let it be known that they plan on holding weddings and events on the property, Which I would imagine would take additional buildings. I do believe expansion is not only in their thoughts for the future, but has already begun.

In addition we found a letter of intent that states they plan on having a petting zoo and farm stand as a point of sale for various items and homemade crafts that they will produce. They plan to run their proposed project from 9:00 AM to 6:00 PM Tuesdays through Saturdays. This property is zoned RR-5, it is not zoned for business. This raises concerns to include use of water, sanitation,drainage, noise and traffic.

As stated earlier we have lived on this property for going on 16 years, we moved here to live a more quiet and peaceful life. We have invested hard work, time, money and love; to accomplish our American dream. My land value will be affected by this proposed project. Our mountain views are already being impacted by them completing a zipline, carriage and grand entry, that is not in their proposed plan to the county..

In a letter that we found online from Dale and Teresa Carpenter it states that this is the Childers' dream to establish a place for people to learn about country life and have fun. What about the dreams of others of building a quiet place to retire. Our dream!

Also in the same letter Teresa also did not state that our community church as we understand severed ties with Mrs Childers. She no longer part of2 the youth group.

As an adjoining land owner I Stephen Smith and my Wife Tammy Smith along with our family members who are registered voters in El paso county and heirs to this property request that this variance not be approved or allowed.

Regards  
The Smith Family  
Steve & Tammy Smith  
Levi & Amy Smith

Jake & Katie Smith  
Tom & Karlie Kohones  
Kenneth & Erica Kohones