

Miranda Benson

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**From:** Ashley Hewitt <ashley.j.hewitt@gmail.com>  
**Sent:** Monday, July 29, 2024 11:37 AM  
**To:** Kylie Bagley; PCD Hearings  
**Subject:** File Number SF2141, 17825 Jones Rd

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Ashley Hewitt  
17925 Jones Rd  
Peyton, CO 80831  
315-396-3144  
July 29th, 2024

Kylie Bagley  
Project Planner  
El Paso County Planning and Community Development  
Re: File number **SF2141**

Dear Kylie Bagley

I am writing to formally express my opposition to the proposed subdivision of the property adjacent to mine, **17825 Jones Rd**. My objections are based on several significant concerns:

**\*\*1. Water Access and Resource Strain:\*\***

The addition of three new households to the water table raises substantial concerns regarding water access. Whether the new residences utilize new wells or share the existing well, the prospect of increased demand on an already strained water system is problematic. Recent experiences in the area have highlighted issues with water pressure, sediment, and dry wells, which could be exacerbated by this subdivision.

**\*\*2. Impact on Lifestyle and Privacy:\*\***

Many residents, including myself, chose to relocate to this area seeking a more secluded lifestyle. For my property, the proposed subdivision would effectively double the number of neighboring households, leading to an increase in noise and a reduction in privacy. This change significantly alters the quiet, rural character of the area that many residents value.

**\*\*3. Potential Decrease in Property Values:\*\***

Subdivisions can potentially lower property values due to increased density and alterations to the neighborhood's character. The anticipated increase in the number of homes could negatively impact the market value of existing properties.

**\*\*4. Environmental and Ecological Concerns:\*\***

The construction of additional homes poses risks to the local ecosystem. The increase in housing density has already led to a noticeable decrease in predator species, such as foxes, which has subsequently increased pest populations. Further development threatens to disrupt the delicate ecological balance and adversely affect local wildlife.

In light of these concerns—namely, the strain on water resources, changes to the rural lifestyle and privacy, potential declines in property values, and environmental impacts—I strongly oppose the proposed subdivision. I urge the relevant authorities to consider these objections carefully and to prioritize preserving the current quality of life and environmental health in our community.

Thank you for your attention to this matter.

Sincerely,

Ashley Hewitt