

VA-19-002 Pete Lien & Sons Concrete Batch Plant

Letter in Opposition (received at time of Early Assistance Meeting in May 2018):

1. Old West Ranch (Dan Carless)
2. Kevin O'Neil (2 letters)

Old West Ranch CO Partners, LLC

May 10, 2018

El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910



RE: Objection to Permitting/Entitling and Plans of Construction of a Ready Mix Plant from Pete Lien & Sons Judge Orr Rd Property, Schedule #4200000405, EA #18148 located at the NEC of Judge Orr Rd and Stapleton Rd. El Paso County, CO.

To Whom It May Concern at El Paso County,

On behalf of Old West Ranch CO Partners, LLC, a major land owner and developer in the Falcon and Peyton area, we are opposed to the proposed plan of the above referenced applicant and owner for the construction of a ready-mix plant located on their property.

We feel that this proposed use, and especially at this integral intersection considering the County's Long Term Plans/Vision for this region, would be detrimental to the land and home owner's values, to the region, and to the growth that is occurring now and in the future. This use would be an eye soar along with strong unpleasant odors that would travel for many miles with the strong winds. The type of heavy construction traffic entering and exiting the property would be dangerous to the higher speed traffic along the two main arteries the property fronts (Stapleton/Curtis and Judge Orr Rd.)

We understand that at this moment, only an Early Assessment Meeting has been held, but in lieu of the fact that they have already purchased the land for this purpose/use, we wanted to register our strong opposition to it early on.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Carless, Sr.". The signature is fluid and cursive, written in a professional style.

Dan Carless, Sr.
Managing Member of Old West Ranch, CO Partners, LLC



Kevin O'Neil
690 Mission Hill Way
Colorado Springs, CO 80921

May 10, 2018

Mike Hrebenar
Project Manager Group Manager
El Paso County Planning & Community Development
2880 International Circle
Suite 110
Colorado Springs, CO 80910

Dear Mr. Hrebenar:

I recently learned of a newly planned project called, "Pete Lien & Sons Judge Orr Rd Property," which will be located at the northeast corner of Judge Orr and Curtis Road. As a land owner who would be impacted by such a project, I intend to voice adamant concern over the effect of the contemplated activities. I own parcel # 4300000552 located less than two miles from this proposed cement and asphalt plant. The value of my land will be substantially diminished by the industrial nature of this facility which will also generate heavy truck traffic endangering lives on rural unimproved road ways.

As a concerned citizen and stakeholder, I oppose the approval of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin O'Neil". The signature is fluid and cursive, with a large loop at the end.

Kevin O'Neil
CEO, The O'Neil Group Company, LLC
Chairman of the Board, Braxton Technologies, LLC



KO1515, LLC
P.O. Box 1385
Colorado Springs, CO 80901-1385

May 10, 2018

Mike Hrebenar
Project Manager Group Manager
El Paso County Planning & Community Development
2880 International Circle
Suite 110
Colorado Springs, CO 80910

Dear Mr. Hrebenar:

A proposed project to build a concrete and asphalt plant in Eastern El Paso County has been brought to our attention. The "Pete Lien & Sons Judge Orr Rd Property," which will be located at the northeast corner of Judge Orr and Curtis Road is just over a mile from our property located at the intersection of Highway 24 and Stapleton Road. As a land owner, our interests would be negatively impacted by the industrial nature of this facility. Further, the volume of heavy truck traffic this project would generate would endanger lives on rural unimproved road ways as well as those travelling on Highway 24. Our concern over the effect of the contemplated activities also translates into concern over the devaluation of our asset.

As owner of parcel # 4200000399 and a concerned stakeholder, I oppose the approval of this project.

Sincerely,

A handwritten signature in blue ink that appears to read "Kevin O'Neil". The signature is fluid and cursive, with a large loop at the end.

Kevin O'Neil
Manager
KO1515, LLC