

January 5, 2021

El Paso County Department of Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Variance of Use (VA-18-005)
Rocky Top Variance

Dear Planning Commission Board Members,

My wife and I cannot attend the meeting scheduled for January 7, 2021. This correspondence is to supplement previously expressed concerns regarding the Rocky Top Motel and Campground owner's request for variances. We strongly implore the Board to REJECT/DENY the request for variance.

1. We purchased our property in 2009 with the understanding that the historic Rocky Top Motel and Campground would maintain community standards of aesthetic appeal and customary boundary/land use agreements. We believe that the County allowing this variance diminishes the quality of life in our neighborhood, creates new safety concerns, and increases pollution and noise.
2. Since 2009, we have paid taxes on our property to the County with the understanding that local officials would protect our interests and respond to community concerns, zoning violations, and lack of permits. We see an approval of this variance request as a breach of the implicit understanding inherent in the zoning that was established and was critical to our decision to purchase real estate in this area.
3. Since the purchase by the current owner in 2017, and the unauthorized expansion and use, we have endured the increased trash and litter blown onto our property and endeavored to clean it up. We cringe at the unsightly and amateurish attempts at fence building. We have complained about the increase in noise. We have made our concerns known to Rocky Top, but there has not been significant improvement. And the best predictor of future behavior is past behavior.
4. We have been educated by our neighbors about the strain placed on water and sewer systems and share their concerns. We defer to them to articulate these issues, and they have our full support. And, of course, we have also experienced the significant damage to Lucky 4 Road and subsequent injury to our vehicle alignments and shocks. Adding additional traffic to this road for access to Rocky Top is unthinkable.

5. According to paperwork sent to us over the past several years from Debra Eiland, Esq, in support of variance requests, Rocky Top has never been approved as a storage facility for RVs, campers, and trailers, much less cars and boats. The motel was never a permanent residential site.
6. Allowances of the changes requested in the variance will enable the development of a sub-community which would dramatically alter the common areas around and within its perimeter - destroying the value of surrounding single family residences, and burdening land, water, sewer, and roadways. The needs, welfare, and viability of the established tax-paying Lucky 4 Ranch community should be as strongly considered in this decision-making process as a potential business tax-base (that will likely cause a diminishment in the Lucky 4 Ranch community property values).
7. What Rocky Top has already accomplished without approved variances to date evidences that they will continue to cause harm to our community, even if it is unintentional and negligent. We are certain that safety, law enforcement, and other security concerns will likewise be neglected. We cannot imagine this is in the best interest of the Lucky 4 Ranch community or the County.

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