

Ryan Howser

From: jake vanpelt <jake_vp@yahoo.com>
Sent: Sunday, December 11, 2022 11:31 AM
To: Ryan Howser
Subject: Letter of Opposition to Colorado Pumpkin Patch/Colorado Kids ranch Special use permit

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My name is Jacob Van Pelt and I live on 2110 Charros loop in the Canterbury neighborhood. This letter of opposition is to strongly oppose the issuance of a special use permit for the Colorado pumpkin patch/Colorado kids ranch. I am against this permit because of the dangerous safety hazard that has been created by traffic congestion brought into this community by the Colorado Pumpkin Patch business. You are being made aware on this date that this safety hazard will result in serious injury, bodily harm, or even death.

I have personally witnessed traffic speeding thru my property and backyard looking for the CPP(Colorado Pumpkin Patch), luckily no one was injured. This year while my six year old and Eight year old kids were playing on my own property, I witnessed a blue Honda looking for the CPP speed down my dead end street and then come within feet of striking and killing my children on MY OWN PROPERTY. This elevated safety risk only is present while the CPP conducts its business hours. I no longer enjoy my own property and the welfare of my children are no longer safe on MY OWN PROPERTY. I also witnessed a vehicle coming within feet of striking my child while we were riding our bikes around the neighborhood. It is no longer SAFE to walk or ride your bike in our neighborhood. I invite you to bring your own family to enjoy our neighborhood and see if you would be willing to risk their life. This is a clear violation of the criteria of section 5.3.2.C, specifically related to "will not create unmitigated traffic congestion or traffic hazards in the surrounding area.

The CPP has put an overburden of traffic on streets that are over capacity and were not meant to hold 20,000 trips in a month. The streets were safe to walk on but now sidewalks MUST be put in for the safety of pedestrians especially for the citizens with disabilities, once able to move around freely and safely, this traffic safety risk will limit the citizens with disabilities and restrict their ability to safely move around the neighborhood. Also a violation of 5.3.2.C.

The dust pollution created from vehicle traffic as well as Foot traffic has created a health hazard to my family as well as to my animals and neighbors. It is damaging my property and an air quality sample can prove the particulars that are being spread are detrimental to our health. The dust plumes also are drifting over highway 105 and is lowering visibility for drivers which is causing a very dangerous safety hazard for vehicles which will lead to an accident.

The harmony of this community is a quiet and safe place to raise a family. It is an equestrian neighborhood. The CPP violates the criteria of section 5.3.2.c in which it disturbs this harmony and prevents people from riding their horses around the neighborhood because of the safety risk of people speeding by the horses, HONKING THEIR HORNS WHILE CHILDREN ARE RIDING AN ANIMAL THAT WILL REACT because they get scared and will leave children injured or worse, paralyzed.

This business that says it is good for the community does not give it the right to make money at the expense of the communities safety in which it resides! This business offers a family activity, but if

my family is dead from the traffic it created than what good is it actually doing. Just put yourself in my shoes , if you witnessed your small children narrowly missed being killed.

The evidence presented proves this special use permit violates the criteria of section 5.3.2.C of the special use permit criteria and if approved, then legal council will be sought out to investigate why the criteria was not followed.

It is your responsibility to follow this criteria to keep our neighborhood and my children safe. I hope you will do the right thing. I plead and beg you as a father,PLEASE ! Keep my children safe before someone is killed. This permit is not right for this business and this property and this neighborhood.

Thank you for listening to my concerns,

Jacob Van Pelt