

Ryan Howser

From: stevec@lynxcorp.com
Sent: Friday, June 23, 2023 5:03 PM
To: Ryan Howser
Cc: nina.ruiz@vertexcos.com
Subject: RE: Opposition for Special Use Permit-Colorado Pumpkin Patch/Colorado Kids Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Ryan,

I recently received a letter from Vertex Consulting stating that Colorado Pumpkin Patch has applied to increase the number of cars allowed.

If there is no entrance to the Colorado Pumpkin Patch from Highway 105, I am opposed to this. As stated below I believe that it is irresponsible and a dangerous public safety issue for the county to divert excessive traffic through a neighborhood while refusing to grant 105 access.

Bottom line. If the access remains through Canterbury Estates, I recommend that the traffic be decreased, not increased. I look forward to a public hearing on this issue.

Kind Regards,
Steve Clark
18175 Canterbury Dr.

From: stevec@lynxcorp.com <stevec@lynxcorp.com>
Sent: Wednesday, December 14, 2022 1:04 PM
To: 'Ryan Howser' <ryanhows@elpasoco.com>
Subject: Opposition for Special Use Permit-Colorado Pumpkin Patch/Colorado Kids Ranch

Dean Ryan,

I live on Canterbury Dr. and my property is adjacent to the Colorado Pumpkin Patch driveway along the east side of my property. So, I experience the traffic to/from every event on both sides. This past year the traffic was excessive. There were a constant flow of cars effectively driving through my back yard. If the special use permit is approved the traffic will only get worse.

One attractive aspect of the Canterbury estates subdivision is the open spaces we have enjoyed. Any berms or fences would ultimately be an unattractive "eye-sore". Most of the proposed mitigations would be inconsistent with our current peaceful agriculture environment.

I have heard that they have requested access to 105 and were refused. It is irresponsible for the county to expect the Canterbury Estates rural community bear the burden of the excessive traffic. The traffic on 105 would be exactly the same with 105 access, the only difference would be the location that the cars make the turn (either Canterbury Dr. or an access driveway to the Pumpkin Patch).

In my opinion, the traffic issue MUST be solved. There are only two solutions to this... Either allow access to 105 or cancel all permits for the Pumpkin Patch.

Kind Regards,
Steve Clark
18175 Canterbury Dr.