

Ryan Howser

From: Patricia Nelson <plnelson1@mac.com>
Sent: Saturday, December 10, 2022 11:42 AM
To: Ryan Howser
Subject: Letter of Opposition for CPP Special Use Permit

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Good morning Mr. Howser,

I am sending this email in **strong opposition to the Colorado Pumpkin Patch/Kids Ranch receiving approval for a Special Use Permit**. I am a resident of Canterbury Estates and the pumpkin patch creates several concerns in my neighborhood. My property shares about a 100 yard fence line with Mr. Chapman.

First, the traffic created by this fall event has caused dangerous conditions for myself and my neighbors. Cars exceed the posted speed limit and do not take care in passing pedestrians walking in our neighborhood. We are a rural, equestrian community and we do not have sidewalks in our neighborhood. I walk daily and have experienced numerous cars speeding down Canterbury Drive in excess of the posted limit. The traffic speed counter that was put in place by the county this past fall verified the excessive speeds in our neighborhood. The max speed registered was 59 mph. Not an acceptable speed for a residential road. That is nearly the posted speed on CO-83 heading south into the Springs.

We have the misfortune of being the first left turn upon entering Canterbury Estates. My next concern is the safety of children on my quiet cul-de-sac. During the 6 week festival we have an unrestricted stream of traffic driving down our road. There are only 3 families that live the road. Children play in their yards and driveways. They ride bikes and horses up and down our dirt road. That is why we moved to an equestrian community. My neighbor's children, while playing on their driveway, were almost hit by a car carelessly speeding and turning around at the end of the road. Not acceptable! The death of a child by such careless actions would overshadow any enjoyment that might occur with families going to the pumpkin patch. Sadly, people don't even pay attention to the address of the CPP. It is NOT on Charros Loop.

Lastly, our rural neighborhood roads are not meant to withstand the traffic that this event creates. That same traffic counter registered more than 19,222 cars (coming into and leaving) our neighborhood. That number was even greater because the counter was removed prior to the final weekend which is always the largest, most attended.

In the past I felt that the pumpkin patch was a quality outdoor option, but the size, and the issues that size presents, has since changed my mind. The vision that Mr. Chapman has far exceeds the surroundings, and the access to his property. As a twelve year Canterbury resident, I would like to get my quiet, rural neighborhood back. I DO NOT support Mr. Chapman receiving a Special Use Permit.

Respectfully,

Patricia Nelson
Lot 32 Canterbury Estates