

Date: 3/21/2024

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

Regarding:

PCD File No. RVP231, Lazy Y Rocking J Park Rezone

As a resident of the Peyton area, I am respectfully asking that you deny this application to rezone the property at 12960 Peyton Hwy from Agricultural to RVP. The following items are only some of the negative impacts that can be expected as a result of this RV park.

- Traffic increase on the already busy Peyton Hwy, resulting in dangerous situations for residents living South of Hwy 24 on Peyton Hwy, including but not limited to, school buses making stops in the area and the driveways leading into and out of the RV park. With possible secondary ingress and egress location on Safe Landing drive which is an unimproved road that tends to worsen during adverse weather, which would lead to the inevitable damage of personal property.
- Huge increases in noise to the neighboring residential areas surrounding the park. This proposal would also increase the potential of violent and nonviolent crime in the area.
- Concern about added water use from our already limited resources on the Eastern Plains.
- Concern about water drainage problems, wastewater, and sewage issues, as well as possible flooding issues. (Reference Flood data from June 2023)

- There are RV Parks within 10 miles East or West on Hwy 24. This is not a commercial service that is needed in our community, nor do we have services to support this many travelers, such as gas stations, restaurants, propane fill stations, or grocery shopping. This is a rural residential, not intended for such a commercial use. As well as in an increase of fire potential due to open fire pits.
- Having a commercial business in a residential neighborhood is disruptive to and impinges upon our rural lifestyle.
- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right next door to an RV park.

I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,



Brian Martinez

Date - 3/21/2024

Address – 12430 Safe Landing Drive, Peyton, Colorado 80831