

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

Anita Squier <agsquier@aol.com>

Wed 3/13/2024 5:58 PM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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Date: March 13, 2024

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. This is a request for a Commercial type rezoning and should not be allowed in a residential/agricultural community.

- 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. We see the traffic study did NOT take into consideration the other four days of the week and indicated a total of 48 vehicle trips morning and night not taking into account people coming and going if the campsite is full or multiple trips to different destinations for amenities. Peyton has no amenities for fuel, restaurants, and shopping in general. The traffic impact alone will be of considerable seriousness.
- Huge increases in noise to the neighboring residential areas surrounding the park.
- Concern about added water use from our already limited resources on the Eastern Plains.
- Concern about water drainage problems, wastewater, and sewage issues.
- 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.
- 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.

We are not sure why the Notice only went out to homeowners within 500 feet of the proposed site when this rezoning would have major impacts on a lot more property owners. We for one, would also lose our view of the Front Range that we currently have and it would be replaced with RV rooftops. This will impact the value of our home for resale as well.

In addition to the above referenced points, Peyton is mostly a volunteer fire department (firefighters coming from their homes or employment) which might be able to respond to the call but how long will it

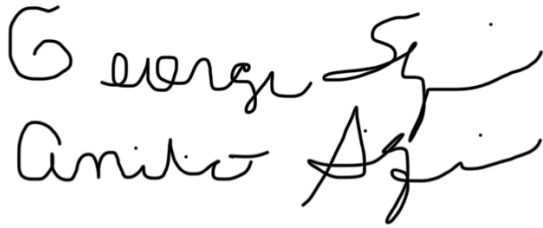
take them to get to the site? This is true of law enforcement as well.

This community is a rural residential/agricultural community and therefore we oppose this rezoning and development in Peyton. We all bought our properties for these reasons and NOT for a commercial development.

Thank you for your consideration of this issue.

Sincerely, _____ March 13, 2024 _____

Signature

Handwritten signatures of George and Anita Squier. The signature for George is written above the signature for Anita.

George and Anita Squier
19226 Elliott View
Peyton, Colorado 80831

Printed Name

Sent from my iPad