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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Kylie Bagley, Planner III
Daniel Torres, P.E., Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: RVP231 and P2315
Project Name: Lazy Y Rocking J RV Park Rezone &
Lazy Y Rocking J RR-5 Rezone
Parcel Number: 3207000007

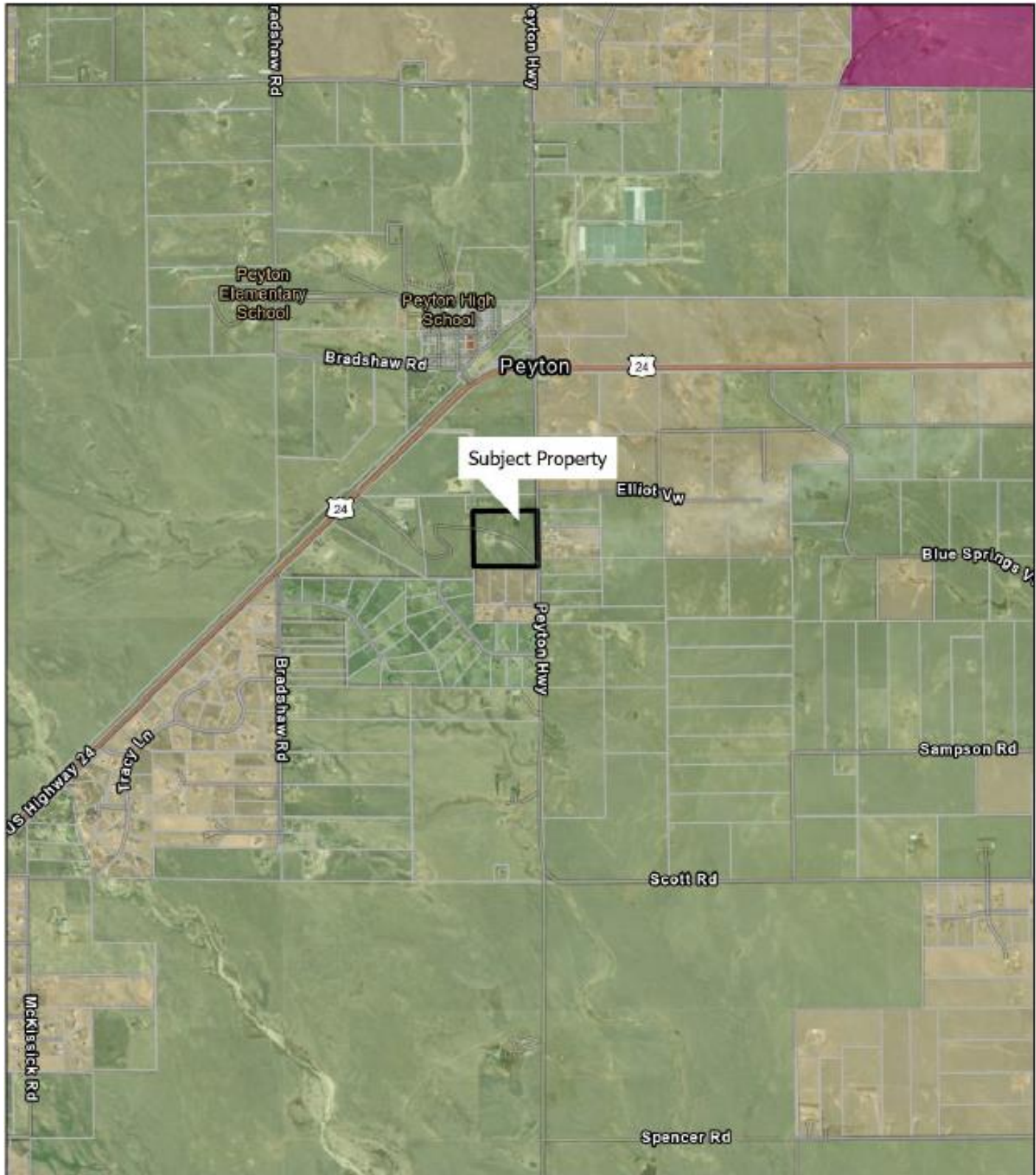
OWNER:	REPRESENTATIVE:
Longhorn Acres Land & Cattle LLC PO Box 516 Peyton CO, 80831	N.E.S., Inc. 619 Cascade Ave, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	6/20/2024
Board of County Commissioners Hearing Date:	7/25/2024

EXECUTIVE SUMMARY

A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 5 acres from A-35 (Agricultural) to RR-5 (Residential Rural) (PCD File Number P2315) and 29 acres from A-35 (Agricultural) to RVP (Recreational Vehicle Park) (PCD File Number RVP231). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection of Highway 24 and Peyton Highway.



2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

A. WAIVERS AND AUTHORIZATION

Waiver(s):

There are no waivers associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment, (Rezoning) of the El Paso County Land Development Code (As Amended):

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

C. LOCATION

North:	A-35 (Agricultural)	Single-Family Residential
South:	RR-5 (Residential Rural)	Single-Family Residential
East:	RR-5 (Residential Rural) and A-35 (Agricultural)	Single-Family Residential
West:	A-35 (Agricultural)	Grazing Land

D. BACKGROUND

The applicant is requesting to rezone the 35-acre property from A-35 (Agricultural) to RVP (Recreational Vehicle Park) and RR-5 (Residential Rural). The proposed RR-5 zoning will consist of 5 acres and the proposed RVP zoning will consist of 29 acres. The applicant will need to plat the property if the proposed zone change is approved.



The site is currently vacant, the intent is that the owner of the property will construct a single-family residential home on the 5-acre property and will be the on-site managers of the adjacent RV Park. In addition to being the on-site managers of the RV Park, the property owners will also be the owners of the proposed RV Park. The applicant has submitted a preliminary site plan for the proposed RV Park which will consist of paved private roads within the site, 4.9 acres of open space, landscape buffering, a camp store, and roughly 111 camp sites which equates to 3.3 RVs per acre. The applicant states that the RVP will provide travelers with a place to stay and will operate seasonally. All proposed units within the RV Park will take access off internal roads, and will not have direct access to Peyton Highway.

The RVP zoning district has specific standards for a proposed RV Park that the applicant will need to adhere to during the site development stage. These standards include landscaping and open space, fire protection, internal roads, and signage.

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone 5 acres to the RR-5 (Residential Rural) zoning district. The RR-5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family residential development.

The applicant is also requesting to rezone 29 acres to the RVP (Recreational Vehicle Park) zoning district. The RVP (Recreational Vehicle Park) zoning district is intended to accommodate recreational vehicle parks, which are sites used for the location of occupied recreational vehicles. The Land Development Code states that a vehicle within the RVP zoning district which may be used for temporary or long term habitation as well as for travel, vacation or recreation purposes. The term shall include travel trailers, campers, motor homes, truck campers, and similar terms. This term shall not apply to temporary housing.

The density and dimensional standards for the existing and proposed zoning districts are as follows:



	Existing Zoning District: A-35 (Agricultural)	Proposed Zoning District 1: RR-5 (Residential Rural)
Maximum Density	-	-
Minimum Lot Size	35 acres	5 acres
Minimum Width at Front Setback	500 feet	200 feet
Front Setback	25 feet	25 feet
Rear Setback	25 feet	25 feet
Side Setback	25 feet	25 feet
Maximum Lot Coverage	None	25%
Maximum Height	30 feet	30 feet

	Proposed Zoning District 2: RVP (Recreational Vehicle Park)
Road Frontage	Minimum of 60 feet of frontage on a public road
Density	No more than 25 recreational vehicles per 1 acre
Maximum Height	30 feet
Minimum Recreational Vehicle Setbacks	
From All Property Lines	15 feet
From Other Recreational Vehicles	20 feet
From Local or Collector Roads	25 feet
From Arterial or Expressway	50 feet
From Any Building or Structure	20 feet
Minimum Accessory Structure Setback	
From Exterior Lot Line of Park	25 feet

As part of the rezone criteria for the RVP, a maintenance statement addressing ownership and maintenance shall be submitted. The maintenance plan shall be submitted concurrently with the plat and recorded in conjunction with the plat. The applicant's maintenance statement plan is as follows:

- All maintenance will be the responsibility of the landowner, Longhorn Acres Land and Cattle, LLC. The RV Park management and operation is anticipated to be performed by Lazy Y Rocking J, LLC (LYRJ) under a management agreement.



F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. **Placetype Character:** Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*



Analysis:

The property is located within the Large-Lot Residential placetype. The Large-Lot Residential placetype supports the rural character of the County while providing unique and desirable neighborhoods. Relevant goals and objectives are as follows:

Goal LU1 – *Ensure compatibility with established character and infrastructure capacity.*

Objective LU3-1 – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

Objective HC1-5 – *Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.*

Goal RT3 – *Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.*

The proposed rezone to RR-5 is consistent with the recommended density of the Large-Lot Residential Placetype. The Land Development Code states that a Recreational Vehicle Park must have a minimum of 5 acres, which exceeds the minimum lot size typically seen in the Large-Lot Residential Placetype. The Your El Paso County Master Plan does not account for Recreational Vehicle Parks within the Placetype section of the Master Plan, however, there is a section dedicated to Recreation and Tourism. Within the Recreation and Tourism section the core principle is to maintain and expand the County’s recreation and tourism options. “Tourism to parks and recreation destinations bolsters patronage at local businesses and serves as an economic driver for the County.”

b. Area of Change Designation: Minimal Change: Undeveloped

The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall, there will be no change to the prioritized rural and natural environments.



Analysis:

The rezone to RR-5 will create one five-acre lot that will be used for a single-family residence for the owner of the proposed Recreational Vehicle Park. The proposed rezone to RVP will allow up to 25 recreational vehicles per acre and will include a minimum of 8% open space and landscaping buffering requirements.

c. Key Area Influences: The property is not located within a key area.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

***Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.*

***Goal 1.2** – Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 4c of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 4c for central water providers:

The Plan identifies the current demand for Region 4c to be 2,970 acre-feet per year (AFY) (Figure 5.1) with a current supply of 2,970 AFY (Figure 5.2). The projected demand in 2040 for Region 4c is at 3,967 AFY (Figure 5.1) with a projected supply of 3,027 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region is 4c is at 4,826 AFY (Figure 5.1) with a projected supply of 3,027 AFY (Figure 5.2) in 2060. This means that by 2060 a deficit of 1,799 AFY is anticipated for Region 4c.

A finding of water sufficiency is not required with a Map Amendment. The property will be required to subdivide if the zoning to RR-5 and RVP are approved, at that time a water sufficiency finding will be required.



3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Services was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits and alluvial fan deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

There were no hazards identified with the proposed rezones.

2. Floodplain

The property is not located within a defined floodplain as determined by review of the FEMA Federal Insurance Rate Map panel number 08041C0375G, effective December 7th, 2018.

3. Drainage and Erosion

The property is located within the Upper Bracket Creek (CHBR0600) and La Vega Ranch (CHBR0400) drainage basins. These basins are unstudied and do not have associated drainage and bridge fees. A grading and erosion control plan as well as a drainage report providing hydrologic and hydraulic analysis to mitigate the drainage impacts of the development will be required at the subsequent subdivision and site development stage of the development.

4. Transportation

The property is located south of Highway 24 along Peyton Highway which is a County owned and maintained Major Collector roadway. Access to the proposed RVP site as well as the proposed residential lot will be provided from Peyton Highway. Per the submitted traffic study, the development will generate 110 average daily trips (ADT). Traffic along Peyton Highway remains below capacity for a major collector roadway with the addition of the proposed developed; therefore, no off-site improvements are required with this development.

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict roadway improvements in the immediate vicinity of the development. The



property is subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

CDOT indicated in their letter on May 2, 2024, that they do not anticipate that the development would interfere or impact CDOT infrastructure. Additionally, the letter states that a CDOT access permit will not be required at this time.

H. SERVICES

1. Water

A finding of water sufficiency is not required with a Map Amendment. Water is proposed to be served by a Transient Commercial Water System. The RVP zoning standards state that water and wastewater facilities, including any sanitation dump stations, serving the recreational vehicle park shall comply with CDPHE (Colorado Department of Public Health) and EPCPH (El Paso County Public Health) regulations. If tent camping is allowed, provisions shall be made for appropriate sanitary facilities, to the satisfaction of the EPCPH.

2. Sanitation

Wastewater is provided by an onsite treatment wastewater system. The RVP zoning standards state that water and wastewater facilities, including any sanitation dump stations, serving the recreational vehicle park shall comply with CDPHE (Colorado Department of Public Health) and EPCPH (El Paso County Public Health) regulations. If tent camping is allowed, provisions shall be made for appropriate sanitary facilities, to the satisfaction of the EPCPH.

The El Paso County Health Department was a referral agency on the rezone applications and made the following comment:

“The layout of RV spaces appears intense if water and wastewater connections are planned for each space. There are also a few restrooms on the RVP Site Plan with no estimated use calculations. Actual wastewater flows and OWTS design calculations submitted by a Colorado Registered Professional Engineer and approved by EPCPH will be necessary at the time of the Site Development Plan and Final Plat submittals.”



3. Emergency Services

The property is within the Peyton Fire Protection District. The Peyton Fire Protection District did not provide comments on the rezone applications. Staff will continue to work with the Fire District to ensure that the proposal is in compliance with all applicable requirements.

4. Utilities

Natural Gas is not available, the subject property will utilize propane tanks. Electricity will be provided by Mountain View Electric.

5. Metropolitan Districts

The property is not located within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 14 surrounding property owners on June 20, 2024, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

The planning department has received 134 letters of opposition and 1 letter of support of the proposed rezone to RVP. The letters of opposition state concerns with the following: increase in traffic on Peyton Highway, increase in noise, water usage, wastewater and drainage issues, as well as having commercial use within a residential area and the impact it may have on the rural community.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

L. RECOMMENDED CONDITIONS AND NOTATIONS FOR RVP ZONING

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RVP (Recreational Vehicle Park) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.



M. RECOMMENDED CONDITIONS AND NOTATIONS FOR RR-5 ZONING

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

3. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
4. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

3. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
4. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.



N. ATTACHMENTS

Map Series

Combined Letter of Intent

RR-5 Rezone Map

RVP Rezone Map

Maintenance Statement

Public Comments

RR-5 Draft Resolution to Approve

RR-5 Draft Resolution to Disapprove

RVP Draft Resolution to Approve

RVP Draft Resolution to Disapprove

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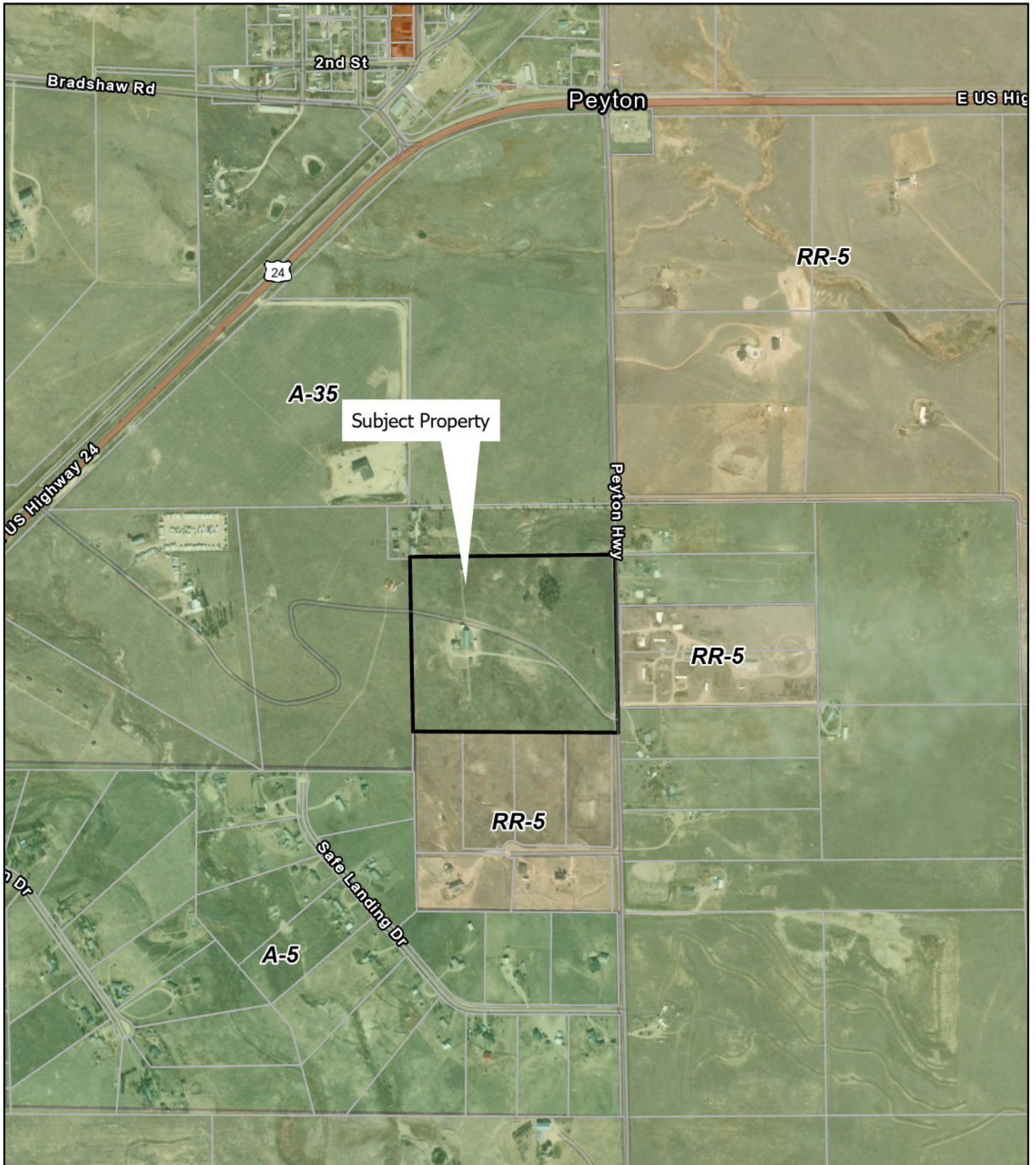


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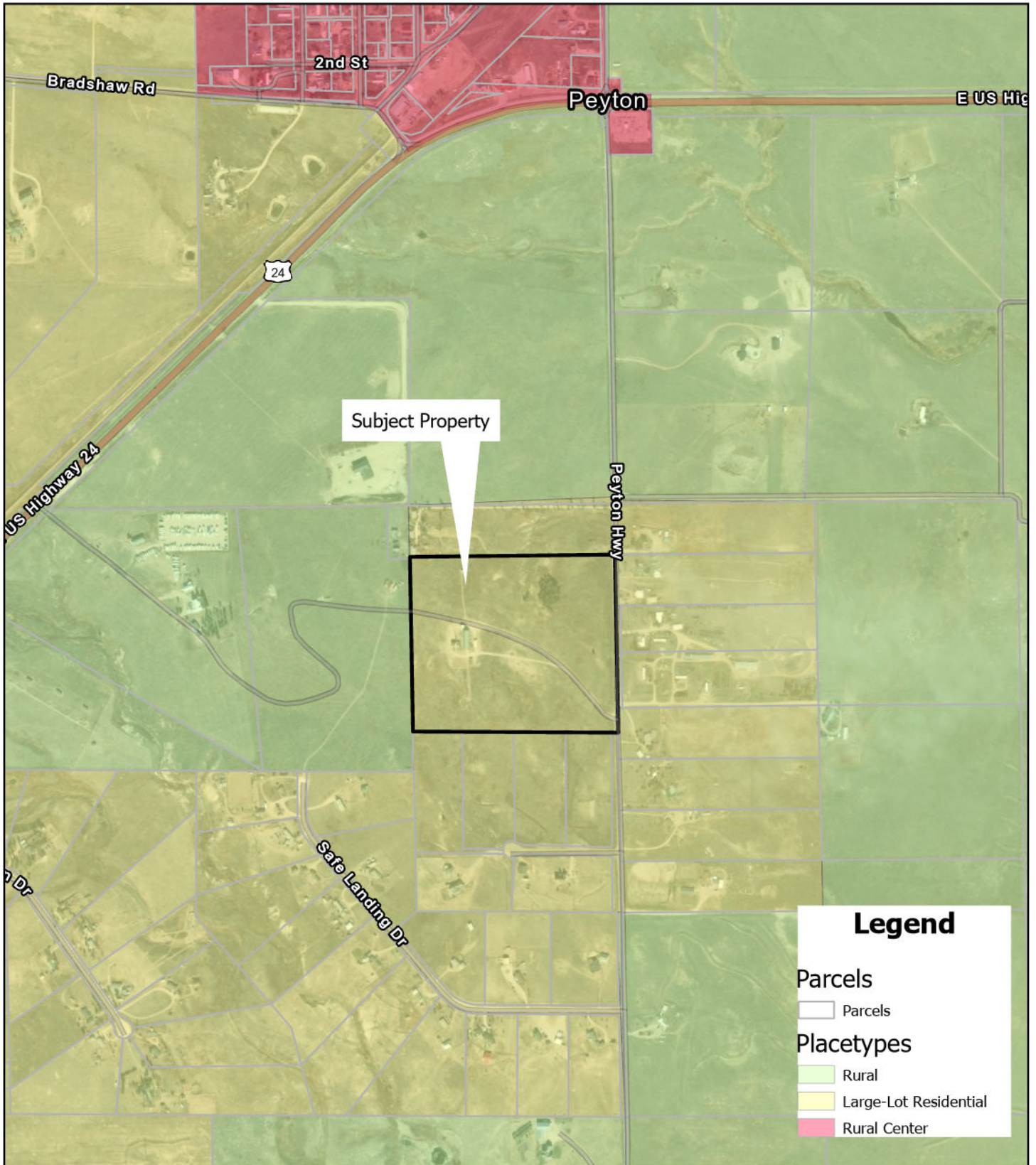
Aerial Map





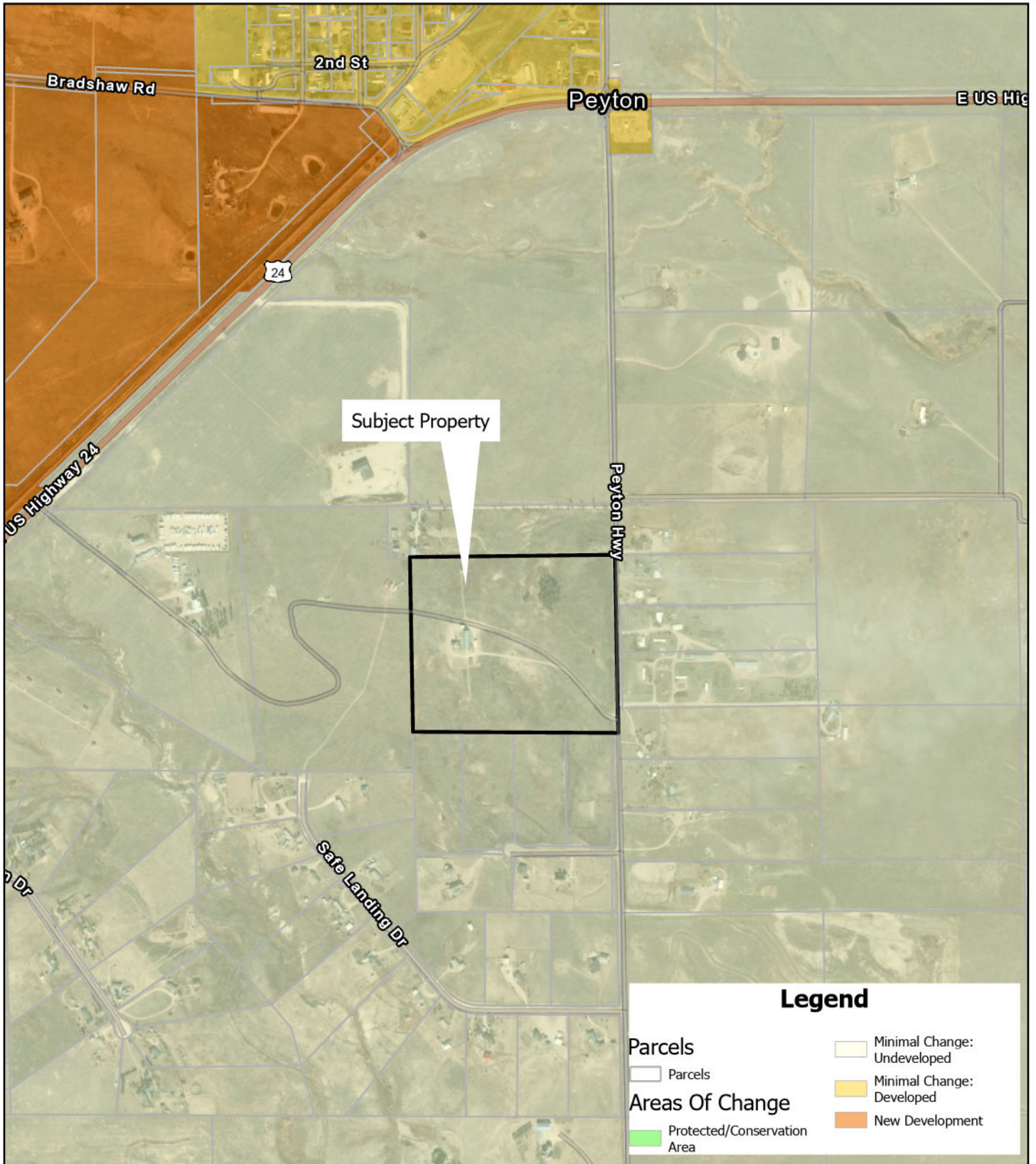
Zoning Map





Placetype Map





Areas of Change Map



LAZY Y ROCKING J RV PARK MAP AMENDMENT (REZONING)

LETTER OF INTENT

OWNER/APPLICANT:

LONGHORN ACRES LAND & CATTLE, LLC
PO BOX 516
PEYTON CO, 80831

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
abarlow@nescolorado.com

SITE DETAILS:

TSN: 3207000007

ACREAGE: 29.4215 ACRES

CURRENT ZONING: A-35

CURRENT USE: STORAGE & TELECOMMUNICATIONS

REQUEST

Longhorn Acres Land & Cattle, LLC requests approval of a Map Amendment (Rezoning) from A-35 to Recreational Vehicle Park (29.4215 Acres).

LOCATION

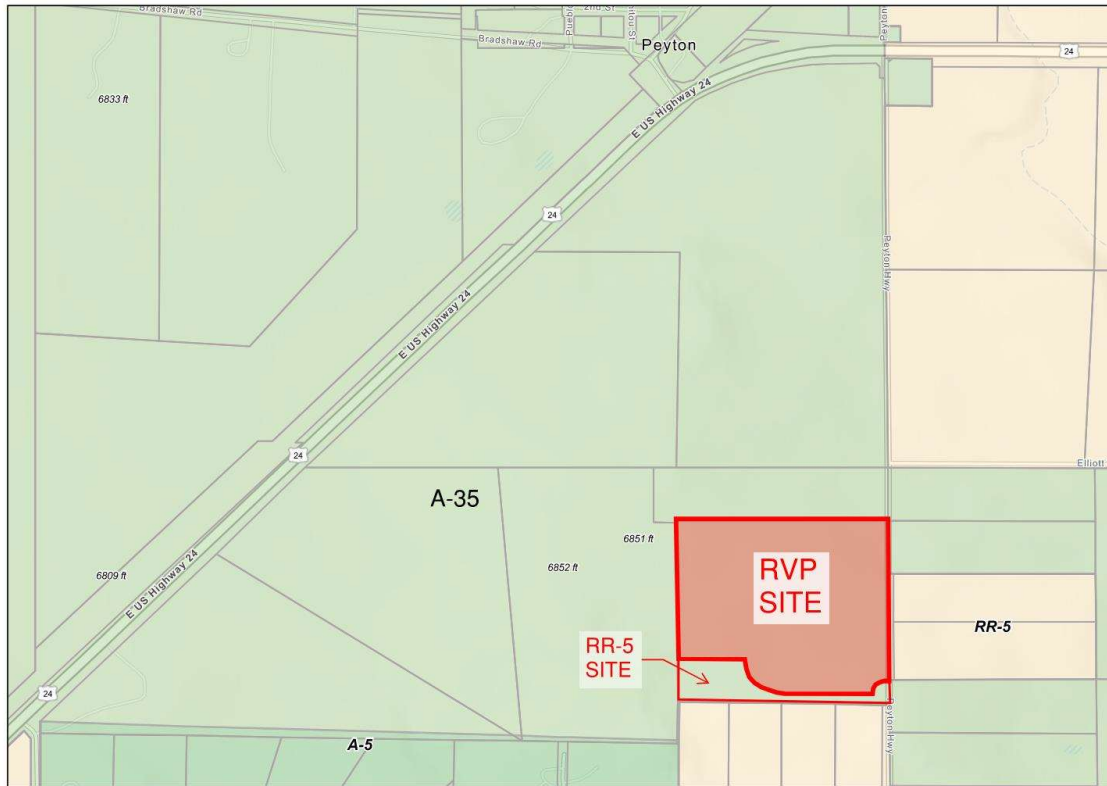
This A-35 zoned property is located west of Peyton Highway and south of East US Highway 24. The site is occupied by a Quonset hut and Telecommunications towers. A single access point off Peyton Hwy is located at the southeast corner of the property. A gravel drive serves the existing Quonset Hut and cell tower structure. A grove of evergreen trees sits in the northeast quadrant of the site.

Across Peyton Highway to the east there are four ~10-acre residential lots: two are zoned RR-5 (Norvell subdivision) and two are zoned A-35 (unplatted). Four RR-5 zoned vacant residential lots (Longhorn Acres subdivision) line the southern boundary. Abutting the property to the west is a 41-acre A-35 zoned agricultural parcel used for grazing. To the north is an unplatted 11-acre parcel used as a single-family residence, also being operated as a repair business.

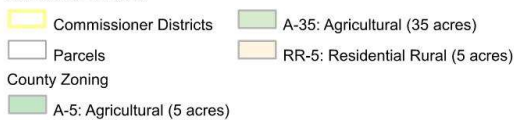


PROJECT DESCRIPTION

The Lazy Y Rocking J Property RVP map amendment request is for a zone change of 29.4215 acres from A-35 to RVP. In conjunction with this request a concurrent map amendment is requested to rezone 5.2795-acres of the property owned by Longhorn Acres Land & Cattle, LLC. to RR-5. It is also intended to plat the property into 1 lot for the residential use and 1 lot for the RV Park. The intent is that the home constructed on the 5.3-acre property will be occupied by the property owner who will also be the on-site managers of the adjacent RV Park. The currently existing telecommunications tower will remain operational and access will be shifted to the newly proposed access point.



December 21, 2023



PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows:

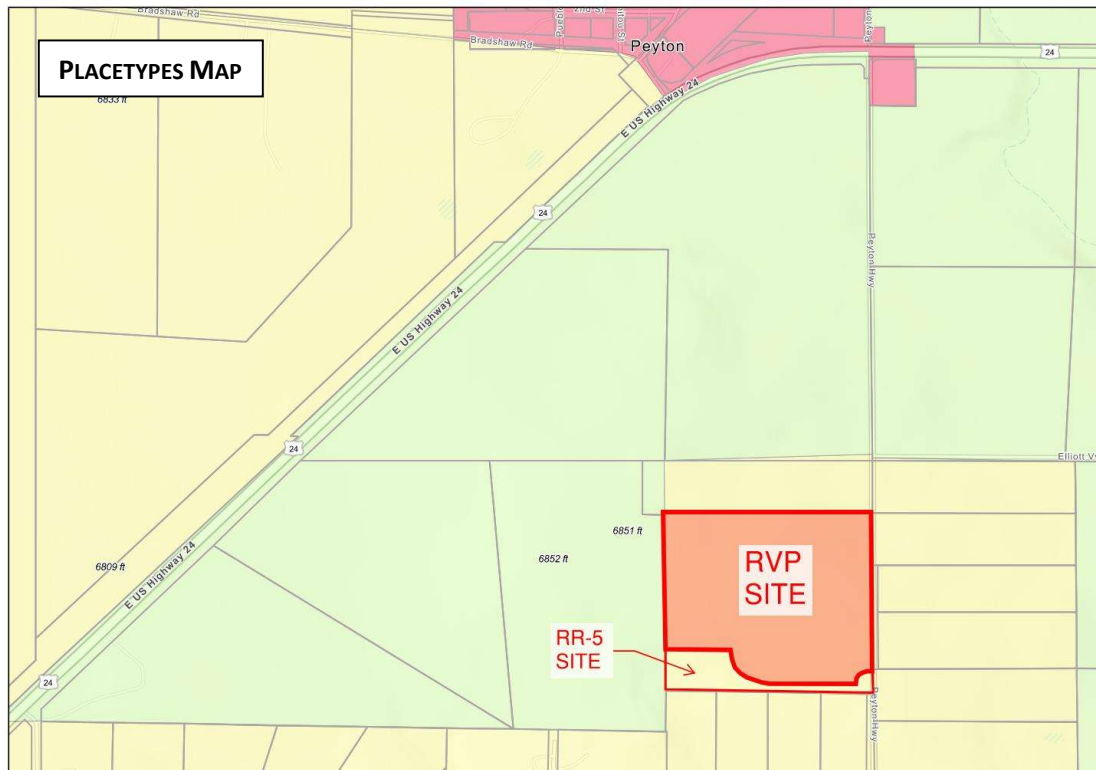
- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

The relevant County master plan documents for the Map Amendment (Rezone) are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Large Lot Residential placetype in Your EPC Master Plan. The primary land uses in this placetype are Single-family Detached Residential (typically 2.5-acre lots or larger) with a supporting use of Commercial Services (limited). The Recreational Vehicle Park (RVP) proposed in this project does not get captured by any placetype of the Your EPC Master Plan, but the low-impact and commercial nature of the proposed land use most closely aligns with the Commercial Services land use.

This rezone is located in an area of A-35 zoning that is bordered on two sides by existing RR-5 zoning. Additionally, the property is located less than a mile from the Town of Peyton. These factors make the RVP zoning more compatible than in other A-35 areas. While the RVP land use consists of more dense development than RR-5, the rezone will provide travelling people a place to stay while remaining in close proximity to the services and goods provided by the Town of Peyton and to the Peyton Highway & Highway 24 intersection. The expected seasonality of an RVP will also contribute to less activity than a land use accompanied by traditionally year-round users.

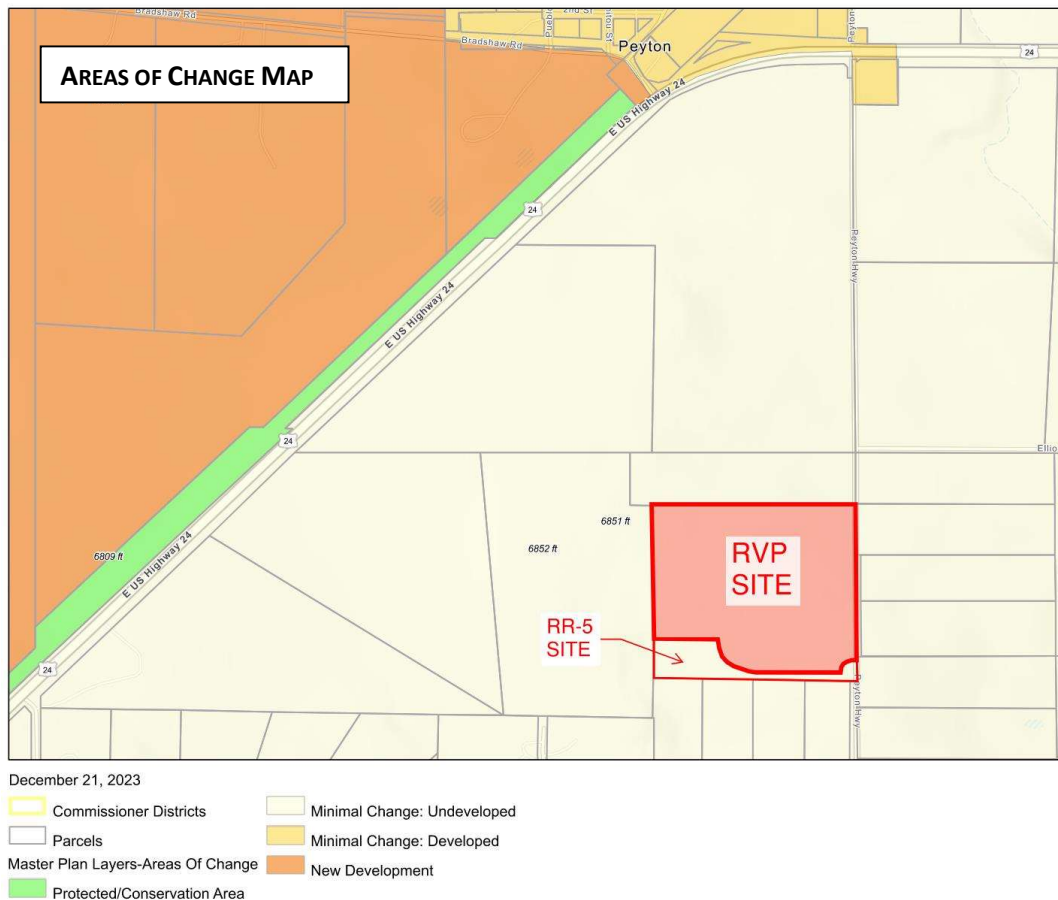


December 21, 2023

Commissioner Districts	Large-Lot Residential
Parcels	Rural Center
Master Plan Layers-Place Types	
Rural	

In the Areas of Change chapter of the County Master Plan, the project site is identified as a “Minimal Change: Undeveloped Area”. The Plan states that Minimal Change: Undeveloped Areas will experience some development of select underutilized or vacant sites adjacent to other built out sites, but will be limited in scale so as not to alter the essential character. The proposed RVP development would be a unique use for the area that would add character and attract visitors to the area which would support the local economy. The property is currently vacant and the existing infrastructure on site is seen as underutilized – this is especially true when considering its proximity to the Town of Peyton.

This site does not have a designation under the Key Areas portion of the County Master Plan.



Core Principle 1, Land Use and Development, seeks to “Manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” Goal 1.3 seeks to, “Encourage a range of development types to support a variety of land uses.”

The proposed RVP zoning would provide modest economic support to the nearby town of Peyton and would add to the range of development types in the area by giving visitors a location to enjoy the Campground amenities and other nearby attractions and features, provide another overnight option for passers through and enjoy the rural environment for longer stays.

Core Principle 4, Transportation & Mobility, seeks to “Connect all areas of the County with a safe and efficient multimodal transportation system” Goal 4.2 seeks to, “Promote walkability and bikability where multimodal transportation systems are feasible.”

The proposed RVP zoning would accomplish these goals by connecting more people to a nearby Rural Center of Peyton and a variety of existing and proposed trails in the vicinity. The existing portion of the Rock Island Trail terminates less than a mile away in the Town of Peyton. Just to the west on the Rock Island Trail a proposed secondary regional trail would connect bikers to Homestead Ranch Regional

Park. The proposed Black Squirrel Creek Trail is less than 3.5 miles to the south of the project site along Peyton Highway. People travelling with RVs often bring other forms of transportation for local trips including bicycles. These patrons could utilize the proposed Bicycle Route which moves along N. Peyton Highway to access the aforementioned trails efficiently.

WATER MASTER PLAN

This project exists within the 4c region of the EPC Water Master Plan. The property is not within the growth area identified for Region 4c. The RV sites will be served by a Transient Commercial Water System drawing from the Denver Aquifer and will rely on existing water rights. This provides the proposed RVP with a sufficient and reliable water source to meet the County's 300-year supply requirement, consistent with Goals 1.1 and 6.0 of the Water Master Plan. With much of the vegetation and grade on the site to remain largely undisturbed the aquifer should continue to receive infiltration across the site at similar to historic levels. The intent is to place water meters at each RV site and ask campers to conserve water, consistent with Master Plan Goal 6.1.2 to promote water conservation.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 MTCP identifies Peyton Highway, which runs along the eastern side of the site boundary as a Minor Arterial. The 2060 Preservation Map identifies the need to preserve additional right-of-way along Peyton Highway to accommodate future road improvements. These requirements of the MTCP will be taken into account in the Site Development Plan and Final Plat for the property, which will be submitted once the RVP rezone is approved.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan identifies a future bike route along Peyton Highway. In less than a 1-mile radius, and directly connected via the proposed bike route on Peyton Highway, patrons of this RVP would have access to an existing Primary Regional Trail (Rock Island Trail) and a proposed Secondary Regional Trail. These connections would allow patrons to access the nearest regional park (Homestead Ranch) without the use of a motor vehicle. Connections like these help visitors engage and appreciate the beautiful natural areas El Paso County has to offer.

2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible land use within the context, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS;

The Lazy Y Rocking J RVP property is currently vacant, as such, the land has not been substantially disturbed. The site is bordered to the north by a single-family residential lot zoned A-35. Across Peyton Highway to the east the property shares a boundary with four residential parcels – two are zoned as RR-

5 and two are zoned A-35. To the south, four RR-5 lots back up to the boundary. One grazing lot zoned as A-35 sits to the west.

In addition to the rezoning requested with this Letter of Intent a concurrent rezoning application will be submitted to rezone the southern portion of the site to RR-5. This RR-5 lot will act as an additional buffer for the lots to the south and will provide housing for the property manager. The proposed zoning is complementary of surrounding zones and rural centers. The zoning to the south is RR-5 and the east boundary is split between RR-5 and A-35. A-35 zoning completes the border of the project site occupying the north and western boundaries. The proposed RVP rezone would create an opportunity for RVP patrons to support the rural center that is the Town of Peyton. The RVP exists within an area that is largely A-35 and RR-5 with some A-5 existing to the southwest. The site offers plenty of space for landscape buffering between uses to mitigate the visual and auditory activity. The rezoning of the Lazy Y Rocking J parcel will add a more unique land use to the area and will do so without causing undue impacts on the surrounding parcels.

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 4 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.

Zoning Standards: Future development of this portion of the property will meet the use and dimensional standards for the RVP zone as set out in Chapter 5 of the Land Development Code (LDC). The 30-acre site can accommodate the standards for RVPs as specified in the LDC:

4.2.5. RVP, Recreational Vehicle Park District

(B) Allowed, Special, Accessory, and Temporary Uses. The allowed, special, accessory, and temporary uses in the RVP district are shown in the use table in Chapter 5.

(C) **Use and Dimensional Standards.** All uses and development in the RVP district are subject to following standards.

(1) **Minimum Area of Park.** Recreational vehicle parks shall have a minimum area of 5 acres.

- The proposed RVP is 30 acres.

(2) **Density.** No more than 25 recreational vehicles are allowed per acre of land.

- The proposed density is 3.3 RV/AC.

(3) **Road Frontage.** Recreational vehicle parks shall have at least 60 feet of frontage on a public road.

- The Proposed RVP has greater than 60' of frontage along Peyton Highway.

(4) **Height.** Buildings and structures in the RVP district shall not exceed 30 feet in height.

- The proposed buildings will not exceed 30' in height (building elevations will accompany the Site Development Plan).

(5) **Access.** Recreational vehicle spaces shall access the interior roadway system within the park. No road access to any space from a public right-of-way is allowed.

- No RV access is proposed off a public right-of-way. All RVs will have access from an interior road system.

(6) Internal Roads and Sidewalks. The internal road system in a recreational vehicle park shall be privately owned, constructed and maintained, and shall be designed for safe and convenient access to all spaces and to facilities for common use by park occupants, and comply with the fire department or authority requirements. The roads shall be at least 25 feet in width for 2-way and 18 feet in width for 1-way travel. The radius on all curves shall be at least 40 feet. If cul-de-sacs are used, adequate vehicular turning space shall be provided, with a minimum turning radius of 40 feet. Road grades shall not exceed 6%. Sidewalks shall be provided to serve, accessory, and recreational buildings. Road and sidewalks shall be adequately lighted, in conformance with Chapter 6 and shall be hard-surfaced.

- All proposed roads will be 25' wide for two-way traffic and 18' wide for one-way traffic. All proposed turn radii are 40' or greater and the only proposed cul-de-sac is not intended for RV use. Road grades have not been finalized at this preliminary stage; final grading will be completed in conjunction with geotechnical findings. A final sidewalk layout and lighting plan are not complete at this preliminary stage, but general locations of paved walks are provided in the RVP Site Plan, which accompanies this submittal.

(7) Water and Sewer. Water and wastewater facilities, including any sanitation dump stations, serving the recreational vehicle park shall comply with CDPHE and EPCPH regulations. If tent camping is allowed, provisions shall be made for appropriate sanitary facilities, to the satisfaction of the EPCPH.

- Water and wastewater facilities will comply with CDPHE and EPCPH regulations. Tent sites are located in the immediate vicinity of a sanitary facility.

(8) Fire Protection. The recreational vehicle park shall comply with fire code regulations of the appropriate fire department or authority. Fires may only be made in stoves and other equipment intended for such purposes. The recreational vehicle park shall be kept free of litter, rubbish, and other inflammable materials.

- Fire code regulations shall be followed and a Maintenance Plan will be provided with the subsequent SDP submittal.

(9) Landscaping. Landscaping shall be in conformance with the requirements of Chapter 6. The boundary of the recreational vehicle park shall be buffered with, landscaping, hedges, evergreens, shrubbery or a 6-foot screening wall or fence installed to serve as a buffer from adjacent property. The landscaping, fences, or walls and adjacent setback areas shall be privately owned, constructed and maintained.

- Landscaping will be provided as required by LDC Chapter 6.2.2 and will be identified on the future Site Development Plan. The landscape plan may include a request for alternative landscape design to address water conservation objectives, as allowed under Chapter 6.2.2.(A)(4). Appropriate buffer treatment will be provided commensurate with the scale and location of the proposed RV park activities, existing vegetation, and the relationship to and intensity of adjacent land uses.

(10) **Recreation Area Requirements.** At least 8% of the total area of a recreational vehicle park shall be set aside as open space for recreational purposes for park users. This area may not include area reserved for service facilities, setbacks, or other non-useable areas.

- The proposed site layout accommodates a greater than 8% area of the total site area for recreational use by park users.

(11) **Storage Areas.** Separate areas for temporary storage of boats, pull behind trailers, etc, if requested by PCD shall be reflected on the site development plan.

- If requested a storage area will be provided on the SDP.

(12) **Recreational Vehicle Setback Standards.** All recreational vehicles shall meet the setbacks in Table 4-6. Recreation vehicle park spaces shall be designed and located to ensure the setbacks will be met.

Table 4-6 Dimensional Standards

Minimum RV Setbacks

- From all property lines: 15'
 - o All RV sites are 15' or greater from all property lines.
- From other RVs: 20'
 - o All RVs are 20' or greater from the nearest adjacent proposed RV location.
- From Arterial or Expressway: 50'
 - o All RVs are 50' or greater from Peyton Highway.
- From any building structure: 20'
 - o All RVs are 20' or greater from the nearest accessory structure.

Minimum Accessory Structure Setbacks

- From exterior lot line of park: 25'
 - o All proposed accessory structures are 25' or greater from the exterior lot line of the Park.

(13) **Private Towers.** Private towers, except crank up towers attached to vehicles, shall not be located upon recreational vehicle spaces. Private towers may be located within common areas, subject to the requirements of Chapter 5.

- No private towers are currently proposed.

(14) **Animals.** The occupants of each recreational vehicle may keep a maximum of 4 dogs or cats, subject to the requirements of Chapter 5.

- The animal requirements of Chapter 5 will be followed.

(15) **Site Development Plan.** Site development plan approval is required for all recreational vehicle parks prior to occupancy of the park. Any locations proposed for temporary events, storage or tent camping shall be reflected on the site development plan.

- An approved Site Development Plan will be obtained prior to Park occupancy. There are currently no temporary uses proposed on the RVP Site Plan.

(16) **Maintenance Plan.** A maintenance statement addressing ownership and maintenance shall NOT be submitted with the rezoning request, in accordance with Chapter 6. The maintenance plan shall be submitted concurrently with the plat and recorded in conjunction with the plat. If the recreational vehicle park is exempted from subdivision, then the maintenance plan shall be submitted and recorded prior to approval of the site development plan.

- The applicant requests that a Maintenance Plan is deferred to the SDP.

(17) **Platting.** Occupancy of a recreational vehicle is not allowed until the property is platted in accordance with the requirements of this Code, unless otherwise exempted by State Statute.

- An approved Final Plat will be obtained before occupancy of the RV Park.

(18) **Signage.** Any signage associated with the recreational vehicle park, and any temporary events shall conform to the requirements of Chapter 6.

- The RVP Site Plan identifies an entry sign to the north of the main entrance. An associated Sign Plan will be submitted with the SDP.

Traffic: The TIS completed by CLH in October of 2023 assumes 100 RV campsites and 10 tent/wagon campsites. The TIS addresses the primary point of entry to the overall development area at the following location:

- One new site access on the west side of Peyton Highway, south of Elliot View.

It is anticipated this development would generate a combined 48 new vehicle-trips on the average weekday during peak hours with 7 vehicles entering and 14 vehicles exiting the site in the morning. 17 vehicles are anticipated to enter the site in the afternoon with 10 vehicles exiting.

Analysis of future traffic condition indicates that the addition of site-generated traffic is expected to create minimal impact to traffic operations for the existing and surrounding roadway system.

Utilities: Gas will be provided by Ed Glaser Propane Inc. Electric will be provided by MVEA. Water will be provided by on-site wells and sewage is to utilize on-site septic systems.

Floodplain: The proposed RVP rezoning area is designated as Zone X, area of minimal flood hazard (FEMA Floodplain Map No. 08041C0375G, dated 12/07/2018).

Wetlands: This proposed rezone site contains no wetland areas.

Natural Features/Vegetation: This proposed rezone area includes a stand of evergreen trees that sit in the northeast quadrant of the site. These trees are intended to be preserved and incorporated into the site design. The vast majority of the site is vegetated with native grasses on gentle slopes.

Wildlife: This site is not indicated to have any potential for the Preble's Meadow Jumping Mouse habitat.

Wildfire: The primary wildland fuel type is grassland with a small cluster of trees. The Colorado State Forest Service has determined a large portion of the site to be the lowest intensity on the Fire Intensity Scale. Smaller portions of the site are delineated as low and moderate intensity. The cluster of evergreen trees located in the northeast quadrant of the site garner a high intensity rating. The wildfire hazard is listed as having a moderate Burn Probability.

P:\Scott and Diedre Smith\Longhorn Acres\Admin\Submittals\Rezone\LYRJ_Rezone_RVP_LOI.docx

LAZY Y ROCKIN' J RVP

EL PASO COUNTY, COLORADO

RVP SITE PLAN



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Lazy Y
Rockin' J RVP

12900 N Peyton Hwy
Peyton, CO 80831

PROJECT INFO
DATE: 12/21/2023
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

STAMP

RVP SITE PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

COVER

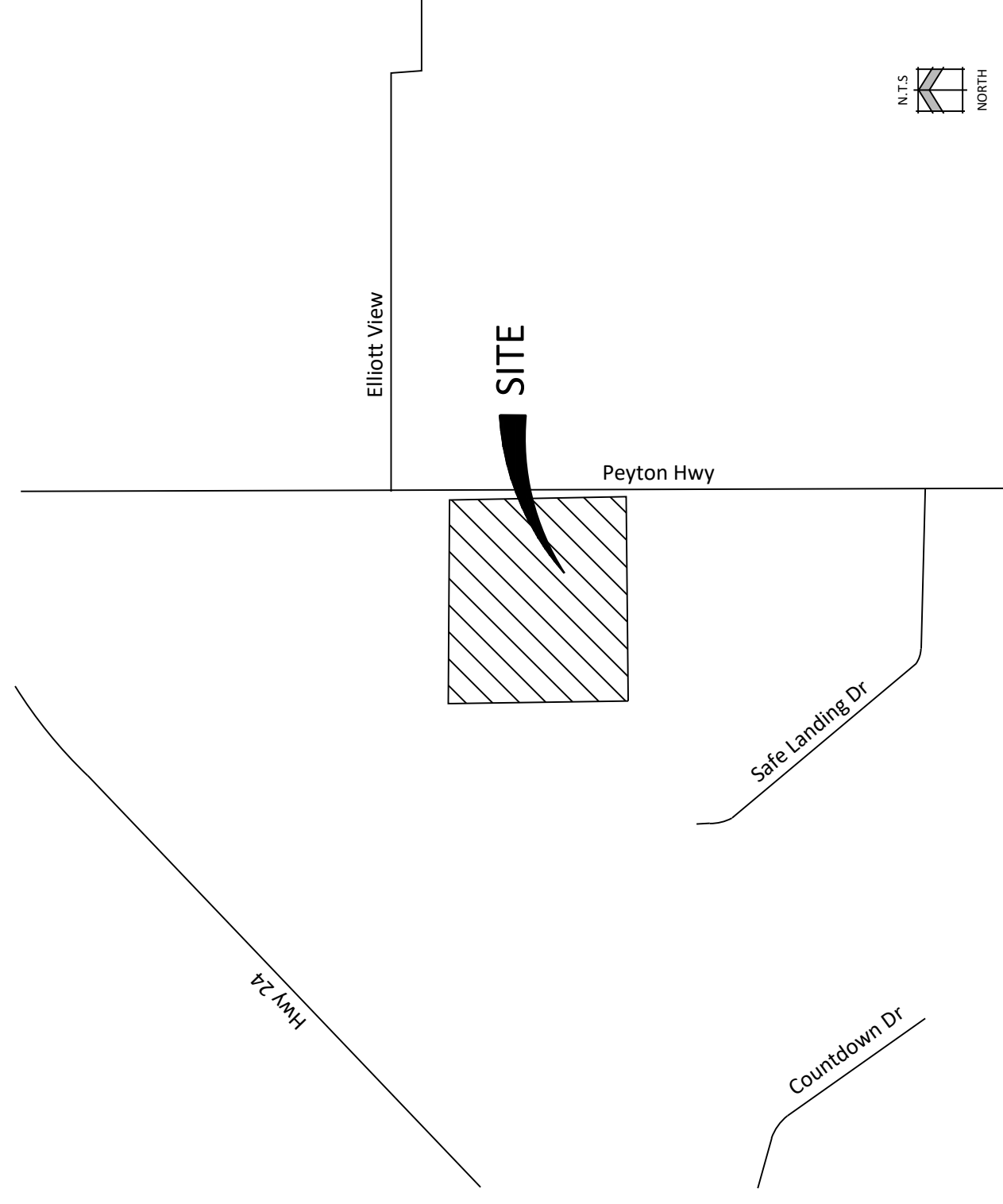
1

1 OF 2

SHEET NUMBER

PLAN FILE #

VICINITY MAP



SITE DATA

Tr. ID Number: 0607060007
Total Area: 29.4225 AC

Drainage Basin: A-35
Proposed Zoning: RVP
Current Zoning: Vacant
Current Use: RVP
Proposed Use: 2.3 RVP/AC
Proposed Density: 30'
Maximum Building Height:
Building Setbacks:
Front (Peyton Hwy): 25'
South: 25'
North: 25'
Landscape Setbacks:
Front (Peyton Hwy): 15'
South: 15'
West: 15'
North: 15'

PROJECT TEAM

OWNER: Longhorn Acres Land & Cattle, LLC
PO Box 516
Peyton, CO 80831
N.E.S., Inc.
APPLICANT: 619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
ENGINEER: 5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919

SHEET INDEX

Sheet 1 of 4: Cover
Sheet 2 of 4: RV Park Site Plan

GENERAL NOTES

- This Preliminary Site Plan's Site Development Plan will be provided at a later date.
- All sidewalks shown on development plan are to be 5" concrete unless otherwise specified.
- Private roads are to be paved asphalt with concrete curbs.
- Site is located within a designated F.E.M.A. Floodplain as determined by the Flood Insurance rate map, community panel number 080410375G, effective December 7, 2018.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25' 80' W/4" PILE AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N07°04'17"W A DISTANCE OF 1,292.42 FEET, TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SEVEN (7) COURSES:

- S89°52'29"W A DISTANCE OF 63.39 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 86.22 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF TANGENT;
- S89°14'47"A A DISTANCE OF 463.38 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 92°29'16" AND AN ARC LENGTH OF 442.17 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 8.25 FEET;
- N89°47'18"W A DISTANCE OF 425.73 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM BEED RECORDED UNDER RECEPTION NO. 27865628 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

THENCE ON SAID WESTERLY LINE, N06°59'14"W A DISTANCE OF 780.62 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N89°28'00"E A DISTANCE OF 1,328.49 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'07"E A DISTANCE OF 1,007.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,281,588 SQUARE FEET OR 29.4215 ACRES.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0773
Fax: 719-471-0267
www.nescolorado.com

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Lazy Y Rockin' J
RVP

12960 N PRYTON HWY
EL PASO COUNTY, COLORADO

DATE: 2/27/2024
BY: JS
DESCRIPTION: PER EPC COMMENTS

RVP SITE PLAN

SITE PLAN

2
2 OF 2

PRELIMINARY PLANT SCHEDULE

	DECIDUOUS TREE	36
	EVERGREEN TREE	165

LANDSCAPING BUFFER PLANTING REQUIREMENTS

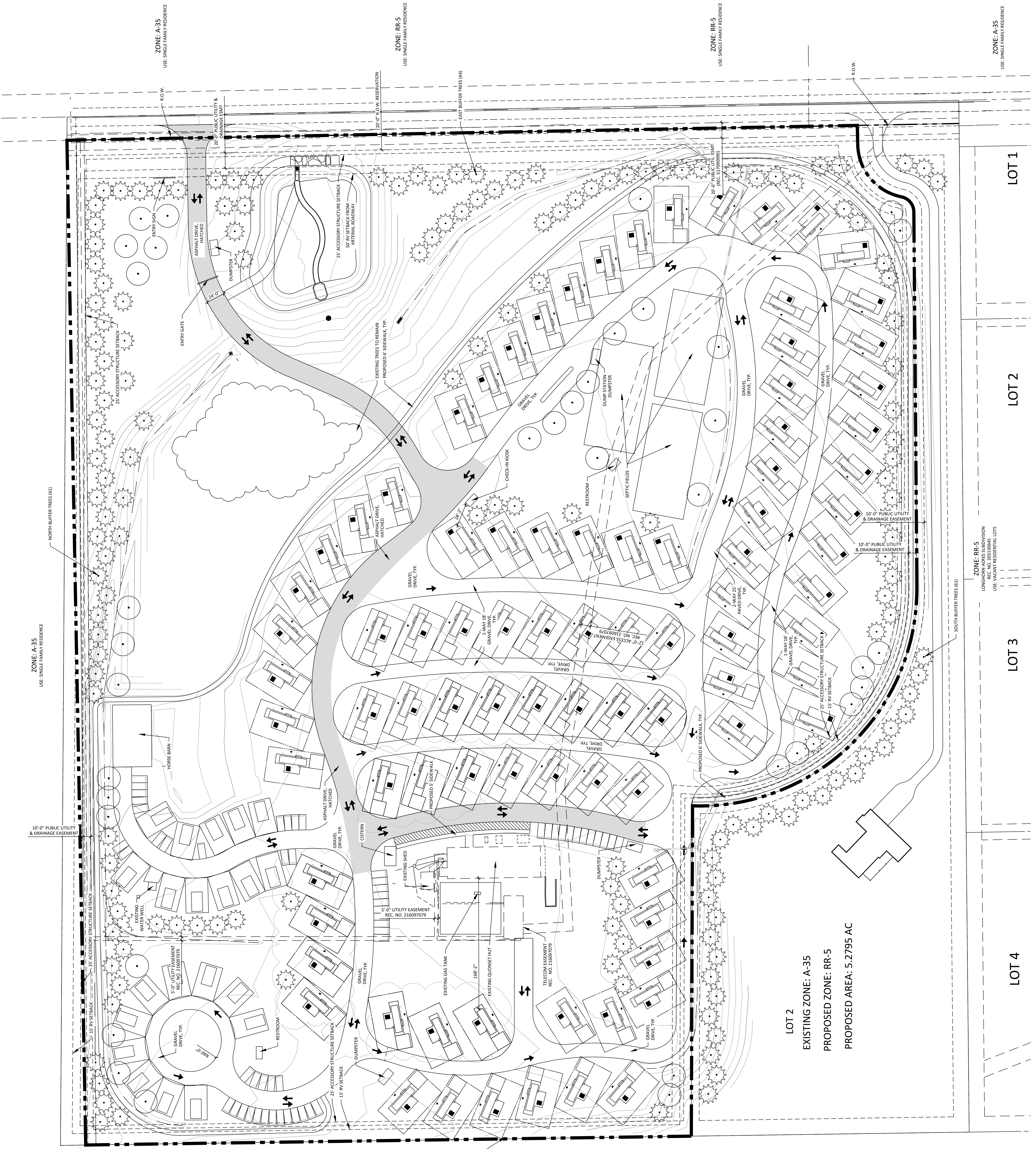
- NORTH LANDSCAPING BUFFER - 1,295' BOUNDARY LENGTH (REQUIRED TREES 1/25') 52 / 61 (PROVIDED)
- EAST LANDSCAPING BUFFER - 1,019' BOUNDARY LENGTH (REQUIRED TREES 1/25') 41 / 44 (PROVIDED)
- SOUTH LANDSCAPING BUFFER - 1,295' BOUNDARY LENGTH (REQUIRED TREES 1/25') 52 / 61 (PROVIDED)

OPEN SPACE REQUIREMENTS

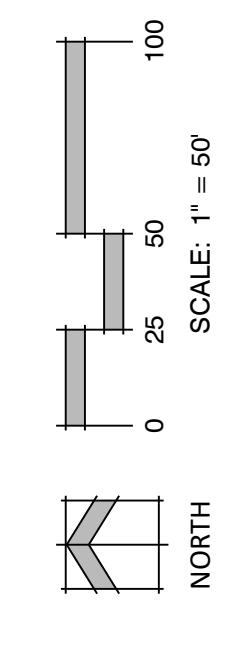
- REQUIRED OPEN SPACE (8%): 2.4 AC
- PROVIDED OPEN SPACE: 4.9 AC

ZONE: A-35
USE: AG. GRASSING LAND

EXISTING WIRE FENCES TO BE REPLACED WITH 6 SCREENING FENCE ALONG AESTHETIC BOUNDARY



LOT 2
EXISTING ZONE: A-35
PROPOSED ZONE: RR-5
PROPOSED AREA: 5.2795 AC



Lazy Y Rockin J RV Park
Maintenance Statement

In response to the request that a maintenance statement addressing ownership and maintenance shall be submitted with the rezoning request,

All maintenance will be the responsibility of the landowner, Longhorn Acres Land and Cattle, LLC. The RV Park management and operation is anticipated to be performed by Lazy Y Rocking J, LLC (LYRJ) under a management agreement.

Maintenance will be required for the following:

1. Sanitary sewer system (OWTS) will require a licensed operator. LYRJ will engage a properly licensed operator to perform the required tasks, and will be responsible for all other related maintenance responsibilities.
2. Sanitary sewer dump station will be maintained by LYRJ.
3. The Water system including the well, pumps, cisterns, distribution systems water quality and testing will be operated and maintained by LYRJ or otherwise qualified individuals.
4. Storm Water Detention Pond and other storm water improvements including silt management, mowing, trash collection and disposal will be maintained by LYRJ.
5. Landscape maintenance for trees and plants will be maintained by LYRJ to include mowing, pruning, fertilization etc.
6. All Interior Roads, Parking areas and campsites will be maintained by LYRJ to keep those facilities in excellent repair.
7. Open Space including native trees and grasses will be the responsibility of LYRJ to include appropriate wildland fire mitigation, mowing, control of any noxious weeds and any other pests.
8. Common Areas will be maintained by LYRJ and will include Fences, Playgrounds and playground equipment, Walking paths and the Recreation facility.

Date: 4-7-24

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.
- 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.

Date: 4/6/24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

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- 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,

Kristin Ballotti
Signature

4/6/24
Date

Kristin Ballotti
Printed Name

16450 Peyton Hwy, Peyton CO 80831
Address

Date: 4/6/24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

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

Sincerely,



Signature

4/6/24

Date

Samuel Waters

Printed Name

15130 Jocka Grove Peyton CO 80831

Address

Date: 4-4-21

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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

Sincerely,

Alyssa Margolin
Signature

4-4-24
Date

Alyssa Margolin
Printed Name

14980 Tiboria Loop Peyton CO 80831
Address

Date: 4/4/24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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

Sincerely,



Signature

4/4/24

Date

Andrew Margolin

Printed Name

14980 Tibornia Loop Peyton

Address

Date: 4/4/24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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

Sincerely,



Signature

4/4/24
Date

Keeri Lemme

Printed Name

11955 Eureka Rd Peyton CO 80831

Address

Date: 04/4/2024

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

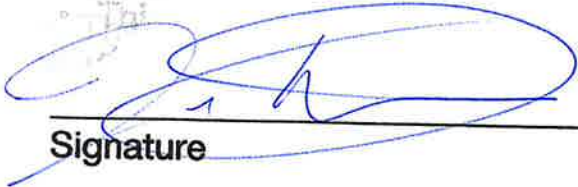
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- Having a commercial business in a residential neighborhood is disruptive to and impinges upon our rural lifestyle.
- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right next door to an RV park.

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

Sincerely,



Signature

04/04/2024
Date

JAMES TIMERMAN
Printed Name

18590 E. Hwy 24 Peyton Co. 80831
Address

Date: April 3, 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

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

Sincerely,

Saundra K. Hartl

Signature

April 3, 2024

Date

SAUNDRA K. HARTL

Printed Name

24067 SCOTT RD, CALHAN, CO 80808

Address

Date: 4-1-24

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

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

Sincerely,

[Handwritten Signature]

Signature

2/1/24

Date

Nick Worley

Printed Name

19650 Birdseye view Peyton CO 80831

Address

Date: B. J. 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

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

Sincerely,



Signature

4.2.2024

Date

Petra Wright

Printed Name

19609 Blue Springs View

Address

Date: 4-1-24

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

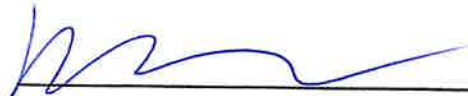
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,



Signature

4-1-24

Date

Vernon Zimmerman

Printed Name

14685 Peyton Hwy Peyton, CO 80831

Address

Date: 4-1-24

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

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

Sincerely,

Pauline Norvell
Signature

4-1-24
Date

RODNEY NORVELL
Printed Name

14436 MAIN ST PEYTON CO 80831
Address

Printed

Printed

Date: 4-1-2021

Attn:

Kylie Bagley, Planner

**El Paso County Planning & Community Development
(719) 520-6323**

KylieBagley@elpasoco.com

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

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

Sincerely,

Gary E. Wright
Signature

4-1-2024
Date

GARY E. WRIGHT
Printed Name

19609 BLUE SPRINGS VIEW PEYTON, CO. 80831
Address

Date: 3-31-24

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

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

Sincerely,

Kimberly Watkins
Signature

3-31-24
Date

Kimberly Watkins
Printed Name

18430 Ranch Hand Road - Peyton
Address

Date: 4/1/24

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

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

Sincerely,

Roxanne Krute
Signature

4/1/24
Date

Roxanne Krute
Printed Name

17350 Person Dr., Peyton
Address

Print

Print

Date: _____

4/1/24

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

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

Sincerely,



Signature



Date



Printed Name



Address

Date: 4/1/24

Attn:

Kylie Bagley, Planner

**El Paso County Planning & Community Development
(719) 520-6323**

KylieBagley@elpasoco.com

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

Sincerely,



Signature

4/1/24
Date

I oppose
Thank

TERESA Claman

Printed Name

20577 Murphy Rd Peyton Co 80831

Address

I oppose
Thank

I oppose
Thank

Date: 3-26-24

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

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

Sincerely,

Joseph Primofiore
Signature

3-26-24
Date

Thank
Joseph Primofiore
Printed Name

20205 Lemesang Rd
Address

Thank

Thank

Date: 3-26-24

Attn:

Kylie Bagley, Planner

**El Paso County Planning & Community Development
(719) 520-6323**

KylieBagley@elpasoco.com

Regarding:

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Date: 3-26-2024

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Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

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

Sincerely,

~~Signature~~

Cora Compton

Signature

3-26-2024

Date

CORA COMPTON

Printed Name

15695 VALDEZ Cir, Peyton, Colorado 80831

Address

~~Signature~~
~~Printer~~

~~Signature~~
~~Printer~~

Date: 4/1/24

Attn:

Kylie Bagley, Planner

**El Paso County Planning & Community Development
(719) 520-6323**

KylieBagley@elpasoco.com

Regarding:

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

Sincerely,


Signature

4/1/24
Date

Justin Jones
Printed Name

Teacup Grove
Address peyton CO 80831

Print

Print

Date: 4/2/24

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

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

Sincerely,

Lisa Lindsey

Signature

I oppose
Thank

4/2/24

Date

Lisa Lindsey

Printed Name

895 Monument, Lot 16 Calhan

Address

I oppose
Thank

I oppose
Thank

Date: 3/20/24

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**

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

Sincerely,



Signature

3 | 20 | 24
Date

Janelle Chapman
Printed Name

16255 Fairplay rd Calhan CO 80808
Address

Date: 3-20-24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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- 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,

Ch Costa
Signature

3-20-24
Date

Charles Costa
Printed Name

15705 ALTA PLAZA Cir. Peyton, Co 80831
Address

Date: 3.20.24

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.

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

Sincerely,

Sam J Lee
Signature

3.20.24
Date

Sam J Lee
Printed Name

14975 Tiborica Loop 80831
Address

Date: 3.18.24

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

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

Sincerely,

Paul Songy
Signature

3-19-20
Date

Paul Songy
Printed Name

19117 Murphy Rd Peyton Co
Address

Date: 8-20-24

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

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

Sincerely,

Jimmy Wood

Signature

3-20-24
Date

Jimmy Wood

Printed Name

P.O. Box 473 Peyton CO 80831
Address

Date: _____

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

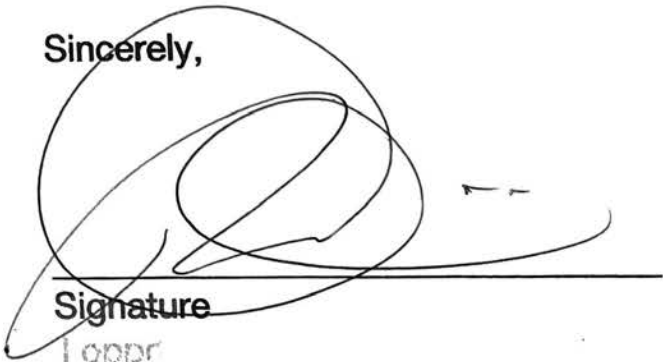
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,



Signature

03/29/2024
Date

Rowan D Cacchioni
Printed Name

20880 SCOTT RD CALHAN CO 80808
Address

Date: 28 March 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

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

Sincerely,



Signature

29 March 2029

Date

Scott Brunley

Printed Name

14920 Toibe Gros. Peyton, CO 80831

Address

Print

Date: 3/27/24

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

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Kylie B:

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

Sincerely,



Signature

3/27/24
Date

Wayne A Bate

Printed Name

17910 Pinon Park Rd, Peyton, CO 80831

Address

Date: _____

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

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Traffic
Growth
Issues

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

Sincerely,

This
diff
Darrell Fields
Signature

3-27-2024
Date

Darrell Fields
Printed Name

This
diff
12915 Peyton Hwy Peyton CO 80831
Address

This
diff

Date: _____

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

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

Sincerely,

Teresa Fields
Signature

3-27-2024
Date

Teresa Fields
Printed Name

12915 Peyton Hwy Peyton CO
Address 80831

Date: 3/27/24

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

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

Sincerely,



Signature

3/27/24

Date

Shannon Bolt

Printed Name

23945 Blue Roan Circle Calhan, CO 80808

Address

Printed

Date: 3-26-24

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.

KylieB:

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

Sincerely,

[Handwritten Signature]
Signature

3-26-26
Date

DONNA EVANS
Printed Name

11950 Peyton Hwy Peyton CO 80831
Address

Date: 3/24/24

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

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

Sincerely,

John Dugan
Signature

3/24/24
Date

John DUGAN
Printed Name

13670 Peyton Hwy Peyton CO 80831
Address

Date: 3-24-24

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

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

Sincerely,

Mary L. Adams
Signature

3-24-24
Date

MARY L. ADAMS
Printed Name

15880 ALTA PLAZA, Peyton, Co 80831
Address

Date: 24 March 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

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

Sincerely,

Anthony C. Adams
Signature

24 March 2024
Date

ANTHONY C. ADAMS
Printed Name

15880 ALTO PLAZA Center
Address

Date:

3/24/2024

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

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

Sincerely,

Margaret DeFrehn
Signature

3/24/2024
Date

Margaret DeFrehn
Printed Name

15520 Alta Plaza Cr, Peyton, CO 80831
Address

Date:

3/24/2024

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

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

Sincerely,



Signature

3/29/24
Date

GEORGE DEFRENN

Printed Name

15520 ALTA PLAZA CIR, PEYTON CO:
80831

Address

Date: 03-24-24

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

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

Sincerely,


Signature

03/24/24
Date

Anthony Colombo
Printed Name

16255 Fairplay Road Calhan, CO 80808
Address

Date: 3/24/24

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

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- 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,

Russell Johnson
Signature

3/24/24
Date

Russell Johnson
Printed Name

12294 Point Reyes Dr Peyton, CO 80831
Address

Date: 3-23-24

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.

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

Sincerely,



Signature

3-23-24
Date

Preston Harper

Printed Name

13690 Elbert St.

Address

Date:

3/23/24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

Regarding:

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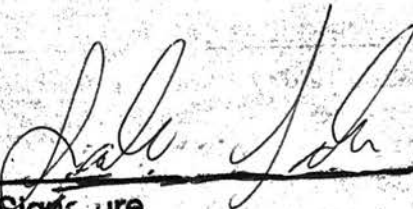
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,


Signature

3/23/24
Date

Sadie Taylor
Printed Name

3 14025 N Ellicott Hwy, Calhan, CO
Address

Date:

~~3/23/24~~

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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

Sincerely,

Kim Frobieter
Signature

3/23/24
Date

Kim S. Frobieter
Printed Name

18291 Smokey Pine Rd Peyton CO 80831
Address

Date: 23 March 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

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

Sincerely,

Robert E. Powell
Signature

23 March 2024
Date

Robert E. Powell
Printed Name

PEYTON, Co. 80831
Address

Date: 3-23-24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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

Sincerely,

Nicole Owens
Signature

3-23-24
Date

Nicole Owens
Printed Name

13585 Front St. Peyton, CO 80831
Address

Date: 3/23/24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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

Sincerely,


Signature

3/23/24
Date

Dan Winkler
Printed Name

14730 Steeplechase dr, Peyton, CO, 80831
Address

Date: 23 March 2024

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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Thank you for your consideration of this issue.

Sincerely,



Signature

23 March 2024
Date

James Reed

Printed Name

13515 Green meadow Drive Elbert Colorado

Address

Date: _____

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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

Sincerely,

Trevor Gress
Signature

3-23-24
Date

Trevor Gress
Printed Name

18610 Steeplechase
Address

Date: 3-22-24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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Thank you for your consideration of this issue.

Sincerely,



Signature

3-22-24

Date

Chase Kolberg

Printed Name

16570 Oak brush loop Peyton CO

Address

Date: _____

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

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

Sincerely,

Vickie Andres
Signature

3-21-24
Date

Vickie Andres
Printed Name

17110 Goshawk Rd E.
Address

Date: 3/23/24

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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

Sincerely,



Signature

3-23-24

Date

Danielle St. Germain

Printed Name

18430 Lost Ranger Road Peyton 80831

Address

Date: 22 Mar 2001

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

Regarding:

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

Sincerely,

Abraham Oros

Signature

22 Mar 2024

Date

ABRAHAM OROS

Printed Name

18120 FREMONT FORT DR, PEYTON, CO

Address

Date: 3/22/24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

Regarding:

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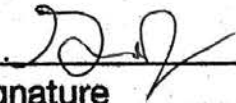
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,



Signature

3-27-24

Date

Gregory M Jensen

Printed Name

20730 Sampson Rd Peyton Co 80831

Address

Date: 3/22/24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

Regarding:

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

Sincerely,

Jesse Fahlring
Signature

3-22-24
Date

Jesse Fahlring
Printed Name

6250 Ramah way
Address

Date: 3-22-2024

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

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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,

Brandy Perry
Signature

3-22-2024
Date

BRANDY PERRY
Printed Name

14534 Tiboria Loop, Peyton, CO 80831
Address

Date: _____

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

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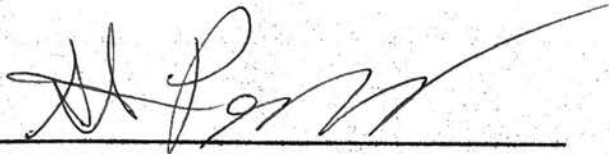
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Sincerely,



Signature

3-22-2024

Date

Stephen Perry

Printed Name

14934 Tiboria loop Peyton 80821

Address

Date: 3/22/24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

KylieBagley@elpasoco.com

Regarding:

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- 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,

Travis Kenyon
Signature

3/22/24
Date

TRAVIS KENYON
Printed Name

12845 PEYTON HWY LOT 3
Address

Date: 3/22/24

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.

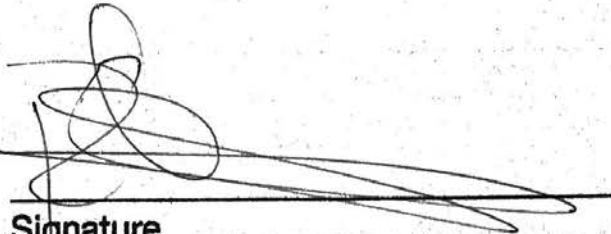
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,



Signature

3-22-27
Date

Ross Hadley
Printed Name

13596 FRONT ST PEYTON CO 80831
Address

Date: 3-22-24

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

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

Sincerely,


Signature

3-22-24
Date

Cynthia Kenyon
Printed Name

12845 Peyton Hwy lot 3
Address

Date:

March 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

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- 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,

Ernest Follwell
Signature

March 21 2020
Date

ERNEST FOLLWELL
Printed Name

4950 Tracy Ln Peyton CO 80831
Address

HELL NO!!!

Date: 3-21-24

Attn:

Kylie Bagley, Planner

El Paso County Planning & Community Development

(719) 520-6323

XylieBagley@elpasoco.com

Regarding:

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

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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,

Diane E. Costa
Signature

3-21-24
Date

Diane E Costa
Printed Name

15705 Alta plaza Cir Peyton Co. 80831
Address

Date: 3/20/24

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

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

Sincerely,

Monica Hoffman
Signature

3-20-24
Date

Monica Hoffman
Printed Name

15325 Peyton Hwy, Peyton, CO 80831
Address

my work address 18880 E. US Highway 24, Peyton CO 80831

Date: 3/30/20

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

Date:

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.

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ISSUES

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- 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,

Wayne Ramsey
Signature

3/30/24
Date

WAYNE RAMSEY
Printed Name

14805 JORBA GROVE
Address

Address

Date: 3-30-24

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

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

Sincerely,

Terry Fox
Signature

3-30-24
Date

Terry Fox
Printed Name

17405 Prosperator Dr.
Address
Peyton Co.

Date: 3-28-24

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

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

Sincerely,

THIS COPY
Doris L Hildreth
Signature

3-28-24
Date

DORIS L. Hildreth
Printed Name

THIS COPY
11550 Peyton Hwy
Address
Peyton, Co 80836

Date: 3/26/2004

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

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KylieB:

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

Sincerely,



Signature

3-26-24

Date

Rhonda Eranicka

Printed Name

12239 Hwy 24 Peyton CO 80831

Address

Date: 3-26-24

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

Date:

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

Sincerely,

Betty L. Evanovka
Signature

3-27-24
Date

Betty L. Evanovka
Printed Name

11854 Peyton Hwy - Peyton, Co. 80831
Address

Address

From: Lori A <loreeloo@gmail.com>
Sent: Friday, April 5, 2024 3:08 PM
To: Kylie Bagley
Subject: RV park on Peyton Highway

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.

Kylie Bagley, Planner at El Paso County Planning & Community Development
KylieBagley@elpasoco.com

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

Dear Miss Bagley,

I am writing to voice my protest to the proposed development referenced above. Be sure to know that I am happy to have smart development in our pleasant small community but this particular RV park is not going to do anything to add to the community. Any kind of tax dollars collected (very little for sure) will be quickly eaten up by the influx of non-Permanent residents it brings in. Traditionally these folks have little interest in contributing to long term improvement of the area and maybe even statistically are a detriment to the area. We cannot incur further strain on our water, school, and first responder resources - to name a few.

Thanks from a local community member!

Lori Ackerman

720-341-4118

Date: _____

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

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- 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,

Thomas Ahrens
Signature

3-12-2024
Date

Thomas Ahrens
Printed Name

17873 Pinon Park Rd Peyton CO 80837
Address

Date: 3-21-24

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

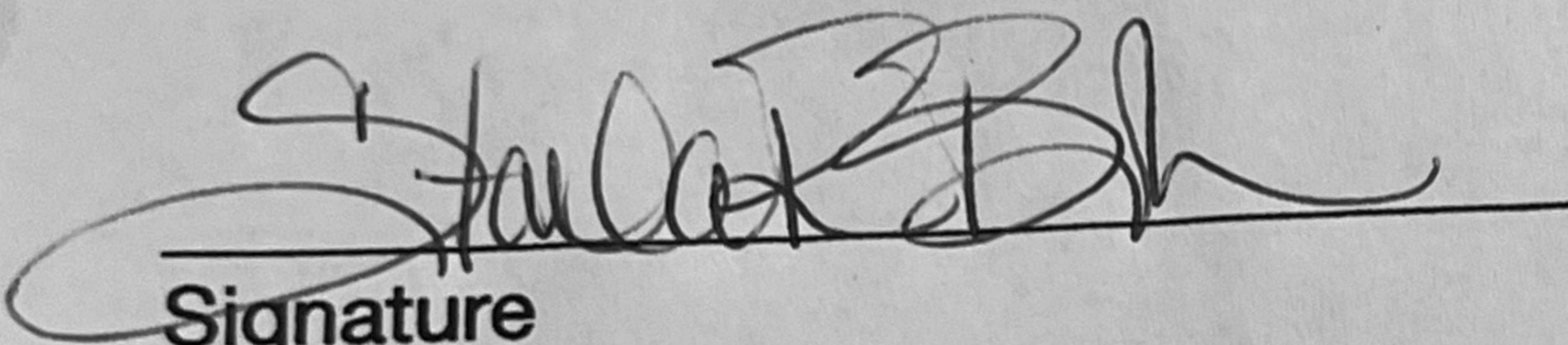
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,


Signature

3-21-24
Date

Starla R Baker
Printed Name

12505 Peyton Hwy. Peyton CO. 80831
Address

Date: 3/14/2024

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

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- 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,

Aimee C Bapst
Signature

3/14/2024

Date

Aimee C Bapst

Printed Name

12350 Safe Landing Dr, Peyton CO 80831

Address

From: Aimee Bapst <wiggiebutts7@gmail.com>
Sent: Thursday, March 14, 2024 6:42 PM
To: Kylie Bagley
Subject: Lazy Y Rocking J Park Rezone
Attachments: [Opposition Letter.pdf](#)

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.

As a resident of a very nearby neighborhood to this proposed rezoning project, I and my fellow neighbors are very concerned about the impact this proposed project will have on our quiet, rural neighborhood. I have attached a signed opposition letter that outlines our main concerns. I would also like to add that we are very concerned about the environmental impact an RV park would have on the wildlife out here. I have photographs of bald eagles and golden eagles in my backyard and the surrounding area. There is also a healthy herd of deer that reside on and around the proposed build site. An RV park would destroy more of their habitat, and potentially force them to leave the area. I very respectfully ask that you take all the concerns into consideration when making a decision. Thank you.

Aimee C Bapst
As for me and my house, we will serve the Lord.
Joshua 24:15

From: andrewjbarnes99@gmail.com
Sent: Saturday, March 2, 2024 12:33 PM
To: Kylie Bagley
Subject: FW: RV Park

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.

Sent from [Mail](#) for Windows

From: andrewjbarnes99@gmail.com
Sent: Saturday, March 2, 2024 12:26 PM
To: andrewjbarnes99@gmail.com
Subject: RV Park

El Paso County Planning Dept.

I just received the El Paso County notice on the proposed Lazy Y Rocking J RV Park at 12960 N Peyton CO 80831. I am absolutely and totally OPPOSED to this RV park being within 500 feet of my property at 12845 Peyton Hwy.

REASONING:

1. Devaluation of my property value and the inability to sell my home when the time comes to do so. The property owners of 12960 Peyton Hwy need to put themselves into my and my neighbors shoes and consider the consequences of their proposed actions. Ask yourself if you would want to buy it. I think not.
2. Nuisance Values: a) incessant noise from people, loud music, barking dogs and etc. b.) Lights from the park invading my space. c.) Additional Traffic. Peyton Hwy is horrible enough as it is with all the semi trucks and speeding auto's and motorcycles and now this? d.) The general unsightliness of campers and tents just outside my main window. e.) Trash blowing onto my and my neighbors properties. f.) The general uneasiness we all will feel with this proposed RV city is palpable and distressing. g.) fire hazards from burning fire pits. We do not need anymore fire hazards than we already have.
3. Water decline of the Denver Aquifer of which I am in. Water is precious out here in the grasslands and should be preserved as much as possible. Pollution of the aquifer and water quality is of great concern to us.
4. People will live here year round. Not just some camping for a week or two destination to be sure. We are concerned the homeless population will come here. Living in their tents and dilapidated campers and etc. With them comes crime, drug use, vagrancy and etc. Just look to

Colorado Springs for prime examples which will further degrade my property value. You build it and they will come I guarantee it.

5. There is no need for another RV Park. There is a brand new KOA in Falcon just 9 miles from here. Another one just a couple miles past Falcon. Cadillac Jacks RV Park in Calhan. Jolly RV Park is also in Calhan.
6. Vagrancy and trespassing and theft of our property are all serious concerns for us.

I moved here to get away from the city of Colorado Springs for the peace and quiet and privacy of country life. Again, I am in total opposition to this proposed RV Park.

Andrew Barnes
12845 Peyton Hwy
Peyton Co. 80831

Sent from [Mail](#) for Windows

Date: 3/20/24

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.

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- 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.

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

Sincerely,

Angie Bowman
Signature

3/20/2024
Date

Angie Bowman
Printed Name

12625 Safe Landing Dr. Peyton, CO.
Address
80831

Date: 3/20/24

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

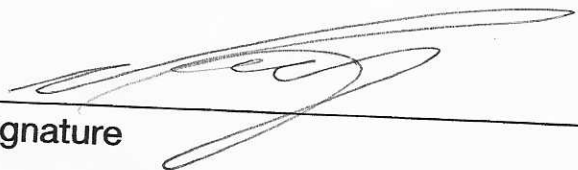
As a resident of the Peyton area, I am respectfully asking that you deny this application to rezone the property at 12960 Peyton Hwy from Agricultural to RVP. The following items are only some of the negative impacts that can be expected as a result of this RV park.

- 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.
- Huge increases in noise to the neighboring residential areas surrounding the park.
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- 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,


Signature

3/20/24
Date

Richard C. Bowman Jr
Printed Name

12625 SAFE Landing Dr Peyton Co 80831
Address

Date: November 18, 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.

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

Sincerely,

Linda M. Carlson DVM
Signature

November 18, 2024
Date

LINDA M. CARLSON DVM
Printed Name

16190 Bradshaw Road, Peyton, CO 80831
Address

Re-zone property into an RV parking facility in Peyton.

Julia conrad <coloroundhealing@gmail.com>

Tue 3/12/2024 7:47 AM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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.

Hello Kylie,

I would like to express my concern for the re-zoning of agricultural land on Peyton Highway into an RV park. This would not be conducive in the growth of our rural community. 110 RV's in the middle of an already establish Agricultural area could only have negative effects on the local population as well as the decrease in property values in our area. Please consider the already established residents of this area.

Thank You

Julia Conrad

Sent from my iPhone

Date: 17 MAR 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.

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- 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,

Joseph + Melina Caughlin
Signature

17 MAR 2024
Date

JOSEPH AND MELINA CAUGHLIN
Printed Name

17565 Cleese Ct, Peyton, CO 80851
Address

Date: 3/18/24

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

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- 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,

Allison M. Duval

Signature

3/18/24

Date

Allison Duval

Printed Name

764 Colorado Ave, Calhan CO 80808

Address

From: Yahoo Mail <fieldsdarter@yahoo.com>
Sent: Saturday, March 2, 2024 4:54 PM
To: Kylie Bagley
Subject: Proposed RV Park Peyton

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.

Dear Kylie Bagley and the El Paso County Planning and Community Development Department,

Last week we received notice of the request to rezone the 35 acres across the road from our home from agricultural to RVP.

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

We are directly across Peyton Hwy to the east of this property at 12915 Peyton Hwy. The property is a hill that blocks our view of Pikes Peak, making it substantially higher than our home. Traffic coming and going, along with RVs parked everywhere on and along the top of that hill will take away any privacy we have in our yard. And not just in the form of a neighbor or two building a home there, but to the tune of potentially HUNDREDS of people and vehicles a year coming and going day and night. No privacy fence will solve this problem for us as we are so much lower than this proposed park.

From what we understand looking at the map, one of their driveways will be almost directly across from the highway from the driveway on our property leading to my in-laws' little home, and the other will be at the top of the blind hill. The traffic on our small highway is already too heavy as a result of so many subdivisions being built south of us in the past several years. And believe me, NO ONE observes the 55 mph speed limit. Potentially dozens of RVs per day entering and exiting an RV park is a hazard as well as an inconvenience to those of us who live in this area. We saw in the files that a traffic study was done, but a study is only someone's best guess about the impact without them actually living here and experiencing it.

We can foresee a huge increase in the amount of noise in the form of this traffic, but also in the form of people just going about the business of recreation- voices, dogs, doors, engines, generators and so forth. And sounds tend to travel from that hill into our yard, bouncing back to us. It is already so much noisier than it was a few yers ago due to the traffic we already have.

There will undoubtedly be new water drainage issues because of new paving and grading and roads. Our property sits on the side of this hill and already experiences the downflow of rain and melting snow. Not to mention so many more people who will daily be tapping into our aquifer, which is an ongoing concern of ours on the eastern plains. We will see a significant and sustained increase due to cooking, drinking, showers, and toilets. Another concern along these same lines is a septic system that would have to accommodate dozens to hundreds more people monthly for toilets and dumping.

This will decrease our property value and ability to sell should we ever want to. Who would want to buy a house directly across the road from an RV park? Would you? This area is a residential, not a commercial area. This high traffic commercial business would be placed RIGHT IN THE MIDDLE OF A QUIET RESIDENTIAL AREA.

In addition to all these things, there is always the possibility that long-term camping (i.e. living in your camper year round) will be allowed. This brings its own list of concerns, such as ...
-the park becoming trashy and cluttered and unkempt. (look at other nearby parks to see what happens when people live in campgrounds)
-the likelihood of drug activity and domestic violence situations

-neighbors who are long term but not invested in any way in the neighborhood as land owners.

To recap:

We anticipate and stress over the thought of

-People turning in and out in front of our home all times of the day and night with the attending noise of engines, diesel engines included, backing in and out to position their RVs, the noise of set ups and break downs, slamming, shouting. Lights shining in our windows, and people looking down into the only place in the world we have to escape to.

-water drainage problems

-water use increases

-traffic problems

-loss of our little hill view with the resident deer herd. It's not a fancy view, but it's peaceful, and the only view we have.

-strangers with easy access to our property 100% of the time.

-property devaluation and loss of our residential neighborhood

My wife has lived on this property since 1970, when she was 10 years old and the road was dirt. I joined her here in 1980 and we built our family and watched the area grow.....and grow.....and grow. But none of that residential growth has threatened to take away our quiet, country way of life as suddenly and completely as this proposed RV park. Please do not approve this zoning change.

Darrell Fields

[12915 Peyton Hwy](#)

[Peyton, CO 80831](#)

719-659-9796

PCD File No RVP231 in Peyton

Teresa Fields <fieldsdarter@gmail.com>

Tue 3/12/2024 8:35 PM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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.

Dear Kylie Bagley and El Paso County Planning and Community Development,

This letter is to request that you deny the application to rezone the 35 acres directly across Peyton Hwy from our home. You received a letter from my husband Darrell last week. I would like to officially agree with all the points he made.

I have a point or two of my own to add.

Thinking of looking out our front windows at an RV park is stressful to me. I've looked across the road to that empty hill all my life, since I was 10. It is a part of the fabric of my life. I realize that changes must happen, and that growth in an area must happen as well. I always expected to see that property be sold and subdivided into 5 acre tracts for homes. I've always hoped it wouldn't, because I like the peacefulness of not having neighbors across the street. But I have to tell you that half a dozen homes across the street seems pretty fine compared to 110 campsites.

This is my home. It's the only place I have to go to rest, to recharge, to find a little peace in a chaotic world. No one in this community will benefit from this park. The only ones to benefit are the owners, who do NOT live across the street, and strangers traveling through. There are already several RV parks within a few miles of here for the travelers.

Please deny this change and let us keep our residential community intact. Please don't force us to endure a commercial business in our midst.

Thank you for the work you do for our county.

Respectfully,

Teresa Fields

12915 Peyton Hwy

Peyton, CO 80831

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

To Whom It May Concern,

I am writing to express my strong opposition to the proposed rezone of 12960 Peyton Hwy from A-35 to RVP, corresponding with file number RVP231.

I grew up across the street from this proposed RV park site. My mom also grew up on the same land at 12915 Peyton Hwy. In fact, this land has been in my family for over half a century now. My great grandparents moved to Colorado in 1971, and they chose a lot of land in Peyton because of the small community and the rural nature and way of life that Peyton provided. That property is now in a trust in which I am one of the heirs, so someday it will be my property. After over 50 years, much of that community, culture, and way of life still exist today. The residents of Peyton enjoy the benefits of rural living.

This proposed RV park directly across the street from my family's property would directly attack that rural way of life for many residents in the area. It would have a daily negative effect on the few properties adjacent to it (and there are only a handful of these properties because this is a rural residential area).

There are several key reasons why I oppose this project:

1. **Disruption of Rural Living:** The RV park would disrupt the peaceful rural atmosphere enjoyed by residents in the area, introducing daily and nightly noise and increasing traffic congestion on Peyton Hwy. RV park noise such as late night setup and teardown of campsites, groups sitting around a campfire visiting, vehicles and generators coming and going, don't belong in a rural residential neighborhood.

2. **Traffic Concerns:** The additional vehicles associated with the RV park would exacerbate existing traffic issues, particularly on Peyton Hwy, which lacks sufficient infrastructure to support increased usage, not to mention campers coming and going will not be contributing any tax revenue to aid in repair and maintenance of the already busy and overused portion of this road.
3. **Lack of Accountability:** There is no way to guarantee that if this RV park does go in, that it will remain (or be from the start, for that matter), a quality operation that respects and considers the neighbors surrounding it. I know it has been said by the proposed owners/operators that there will be quality stipulations for guests, quiet hours, ongoing maintenance, etc. Where will the accountability be to ensure that they keep the level of quality that they are promising? Where will accountability be to ensure that this doesn't become a vagrant long-term living location for dozens of people who do not care about this community, and who are not required to become local taxpayers?
4. **Safety and Crime:** Peyton does not have its own police force. Bringing in hoards of visitors and/or vagrant residents only increases the likelihood of crime and disruption to the community. There will not be enough law enforcement resources to adequately handle this increase in demand. Peyton has always been an extremely safe community. Let's keep it that way.
- 5.
6. **Lack of Amenities:** Peyton, CO is not a destination, and the residents of the community like it that way. There are no restaurants, no gas stations, no parts supply stores, and no entertainment options in Peyton. There are a few small businesses in the town area, all of which are also opposed to this RV park as well. There are amenities in both Calhan, 10 miles to the east, and in Falcon, 10 miles to the west. Both of these towns already have RV parks as well. An RV park in Peyton would not become a destination. It will only become a problem for the community.
7. **Property Value Decrease:** The presence of a disruptive business like an RV park would likely decrease property values for surrounding homeowners, including my family's property, undermining the investments and commitments made by long-standing residents.

In conclusion, I urge you to deny the proposed rezone for the aforementioned reasons and in consideration of the broader impact on the community's well-being and way of

life. Preserving Peyton's rural character is essential for maintaining the quality of life that residents value and cherish.

Thank you for your attention to this matter.

Sincerely,

Travis Fields

Travis Fields

Date: 3-19-24

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.
- 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.

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

Sincerely,

Jasmine Fine
Signature

3-19-24
Date

Jasmine Fine
Printed Name

17030 Beata Rd Peyton, CO 80831
Address

Date: 3/19/2024

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

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

Sincerely,

Richard A Fine
Signature

3/19/2027
Date

Richard A Fine
Printed Name

17030 REAGA Rd. Peyton Co. 80831
Address

Date: 03-15-2024

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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

Sincerely,

Angela E Gauthier
Signature

03-15-24
Date

Angela E. Gauthier
Printed Name

12490 Safe Landing Drive Peyton 80831
Address

Date: 3/16/2024

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

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

Sincerely,



Signature

3/16/2024
Date

Monte J. Goodrich
Printed Name

12525 Sate Landing Dr. Peyton, Co. 80831
Address

Date: 3/17/2024

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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

Sincerely,

Virginia A. Goodrich
Signature

3/17/2024
Date

Virginia A. Goodrich
Printed Name

12525 Safe Landing Dr. Peyton, CO 80831
Address

Date: 20 MARCH 2024

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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- 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 Hadfield
Signature

20 MARCH 2024
Date

BRIAN HADFIELD
Printed Name

12367 PEYTON HWY, PEYTON CO 80831
Address

Date: 20 March 2024

Attn:

**Kylie Bagley, Planner
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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- 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.

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

Sincerely,

Krist Hadfield
Signature

20 March 2024
Date

Kristen Hadfield
Printed Name

12367 Peyton Hwy Peyton, CO 80831
Address

Date: 3/13/24

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.
- Huge increases in noise to the neighboring residential areas surrounding the park.
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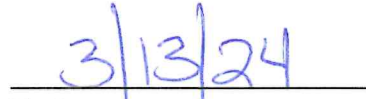
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Thank you for your consideration of this issue.

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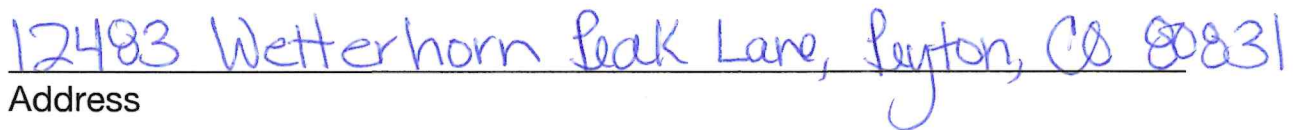
Signature



Date



Printed Name



Address

Proposed RV Park on Peyton Hwy

Ruth Harris <harrisruth180@gmail.com>

Wed 3/13/2024 4:06 PM

To: Kylie Bagley <KylieBagley@elpasoco.com>

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.

To whom it may concern,

Please don't approve the rezoning request to put an RV Park on Peyton Hwy. We moved here over 50 years ago to be in the country. We enjoy the quiet here. I don't want my front yard full of people camping. I don't want a whole hillside full of people to be able to look into my yard all day. We have a nice little view across the street. There is a little herd of deer that lives in the stand of trees. We enjoy watching them. It is their sanctuary. That will be gone if this Park is built.

We have great grandchildren who visit us often. They are currently free to play in the yard in safety. We worry that having so many strangers so nearby will compromise their safety. It would be like living in town. We don't want it to be like living in town. That is why we live in the country.

The people in the campground would be able to look right down into our yard. We sit lower than that hillside, so privacy fences wouldn't help. Even if privacy fences WOULD help, we don't want to look at a privacy fence. It's another reason we chose country living.

Also, the traffic is already too heavy. And, since we live DIRECTLY across the road, our driveway would undoubtedly be used to turn around in a lot.

Our little stretch of Peyton Hwy would see so much use as campers come and go to get to Falcon for groceries or Colorado Springs for tourist attractions. Again, we are DIRECTLY across the road.

This whole thing would take away peacefulness, and also peace of mind. I feel pretty safe here in my house. I know I will feel less safe with all those people right across the road. I'd like to finish out my life not feeling unsafe in my own home. This area is for homes, not businesses.

Sincerely,
Ruth Harris
12919 Peyton Hwy

Date: 3/12/2024

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

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- 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,



Signature

3/12/2024

Date

KATIE R HAWKINS

Printed Name

14725 Wagon Trl Peyton, CO 80831

Address

Date: 03/18/2024

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

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- 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,

Danielle M Heffner
Signature

03/18/2024
Date

Danielle M Heffner
Printed Name

12820 Peyton Hwy, Peyton CO 80831
Address

RV Park Rezone—PCD File # RVP231 AND P2315——OPPOSITION to this!!!

Jody Heffner <odetojode@hotmail.com>

Wed 3/13/2024 11:33 AM

To:Kylie Bagley <KylieBagley@elpasoco.com>

Cc:Jody Heffner <odetojode@hotmail.com>

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 Kylie! My name is Joseph Heffner. I am in total opposition to the request for an RV Park Rezone and a 5 acre parcel rezone on this property. You sent me two notices. a property owner directly across the street from this project, and I am also a licensed real estate broker in the state of Colorado. I have lived at our residence for 30 years. This project should not be approved whatsoever for many reasons. A couple upfront would be:

- A) it is in a residential area with many homes and families directly in contact with this parcel of land, along with a Peyton Elementary, Middle and High School 'School Bus' pick up and drop off right in front of the property.
- B) The amount of traffic coming off of Peyton Highway onto this parcel is going to be very dangerous as there is a hill with a major Blindspot for people, turning in and out of this property, as it is already an issue as it stands.
- C) the amount of traffic coming and going from either direction on Peyton Highway will Cause a lot of problems for for all the neighbors , their families and the safety, not to mention the wear and tear on Peyton Highway and the amount of traffic.
- D) The amount of people that would be residing in this RV park for indefinite periods of times, and all of the noise and trash that will be blowing all over the place due to the high winds we have out here frequently. As well as the concerns of safety and security of our properties and the amount of theft and burglaries. There is no idea of the type of people that that will be coming and going and it will take away a lot of the values of our properties with having this right in the middle of all these residential areas.

These are just to name a few. I do know that the Peyton general store is opposing this as well.

We are all wanting to be notified of all meetings, and hearings 2 to 3 weeks prior to them happening. I have heard that it's going to the county commissioners already, and we have not even been notified that it is gone to the planning commission yet? We need very fluent communication for all of the Peyton community as they are all up in arms, including myself! You can contact me on cell phone at 719-331-6240 or you can email me but I would prefer you call me first to make sure I receive your email. We all want to be attending these hearings and meetings as we as taxpayers have the right to voice, our concerns, our opposition in our opinions! So, please get back to me as soon as possible. I have left you a couple messages at your office phone number on these notices. Thank you!

Joseph D (Jody) Heffner

Sent from my iPhone

20 May 2024

Attn:

**Kylie Bagley, Planner 23 April 2024
El Paso County Planning & Community Development
(719) 520-6323
KylieBagley@elpasoco.com**

Regarding:

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

This letter is my opinion on the above re-zone request based on the facts as I know them, my RE knowledge, and experiences as of this writing. My wife, Mary and I, Edward own lots 3 and 4 both 5+ acres in Longhorn Acres. We purchased these parcels because there were open views of the Eastern plains bordering our lots with great views of Pikes Peak. We purchased the properties years ago from the **same LLC** that is now trying to rezone the adjoining property to high density, high traffic and high occupancy 24/7 (out of community character).

We, as adjacent property owners strongly request that you deny the above application to rezone the property at 12960 Peyton Highway from its present zoning "natural ranchette status" to a "Very High Density" status. The new plan is totally out of the local character of this community. **The RVP project will stick out like a sore thumb.**

The following items are only some of the negative impacts that can be expected as a result of this RV Park.

1. Devaluation of our 2 properties estimated to be as much as \$50,000. each (2 parcels 5 acres each share property lines with RVP) and other surrounding properties will be affected.

2. There are RV Parks within 10 miles East or West on Hwy 24. This is not a commercial activity that is needed nor fits into our rural residential community. This is a rural residential community it should not be required to accept/support "out of character" projects.

3. This re-zone if approved will drive the re-zoning of other properties to support the proposed RVP. Lookout, the community will change for the worse. **The dominoes will fall quickly. There goes the neighborhood!**
4. If approved, all residential property values will drop and could end upside down for recent buyers. The community could lose its desirability and take an even greater unwanted down turn.
5. High noise levels - wind carries traffic (hwy and internal), running engines (especially Diesels), yelling, outside music.
6. Much higher traffic volume on the already very busy Peyton Highway. Many RVs are as large if not bigger than school buses/trucks.
7. High traffic volume internal to RV park.
8. High patron density (children and Adults up to 600 persons).
9. High value RVs are a high attraction for vandalism with spillover to adjacent properties and community.
10. Concern about water drainage problems, wastewater, and sewage issues.
11. Negative impact for existing wells (increased recovery time and possible requirement to extend well depth or a complete new well) What happened to the water shortage problems that have existed in the past?
12. High probability that new wells will need to go much deeper based on aquifer extraction by RVP increasing costs by 30 to \$50,000.
13. High generator noise usually 8AM to 10PM eventhough shore power is available (especially larger RVs).
14. Fire hazard - large amounts of propane per RV (30 Gal (avg.)) X 100 = 3000 Gal).

15. Fireworks - we own an RV and often we see people break the law especially on July 4th (**wildfire** hazard - large dry plains and many RVs with propane).

The reason for the LLC using this property is that the owners have owned this land a long time (much lower start-up cost). The negative impacts external to the RVP seem to be of little concern to them. The LLC is protecting its bottom line, ignoring all the external negatives, especially the devaluation of other peoples properties. The hardest hit are the properties that share property lines with the RVP like the properties others own and my wife and I had purchased from them. This is out of the local character of the community.

Who wants to live a daily life negatively impacted by something like the "RVP" that isn't even a neccessity like a grocery store.

We oppose this rezoning and development in Peyton, a rural residential community.

Sincerely,



Mary Henning

20 May 2024

Edward Henning



20 May 2024

28952 Lotusgarden Dr., Canyon Country, CA. 91387

Date: 3/19/2024

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.
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- 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,

James Henckels
Signature

3/19/2024
Date

James Henckels
Printed Name

9570 Heritage Park Trail
Address
Peyton Co 80831

Date: 3/12/24

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


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

Sincerely,


Signature

3-12-2024
Date

Glen Higdon
Printed Name

18355 Cumbres Rd, Peyton, Co 80831
Address

Date: 3/16/2024

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

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

Sincerely,



Signature

3/5/2024

Date

CAMERON NIXON

Printed Name

12711 PEYTON HWY PEYTON CO. 80831

Address

Date: 3/16/2024

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

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

Sincerely,

Christine Hixon
Signature

3/14/24
Date

CHRISTINE HIXON
Printed Name

12711 Peyton Hwy, Peyton, CO 80831
Address

From: Heather Howell <heatherh166@gmail.com>
Sent: Monday, March 4, 2024 12:18 PM
To: Kylie Bagley
Subject: Project in Peyton, Co

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.

Hello,

My name is Heather Howell and I am reaching out to you regarding the Recreational Vehicle Park that is attempting to be placed on [12960 N. Peyton Hwy, Peyton Co, 80831](#).

This email is contesting the project that is possibly going to take place at this address due to the disturbance of residence in the surrounding area. I currently live at 12935 Peyton Hwy, which is right across the street from these projected plans. There is already a heavy flow of traffic that travels this highway at a high speed and does not need an operating business to be located on this highway, this will put individuals at risk when walking on the road, riding horses along the road, or children waiting for the bus. There is currently a bus stop at Elliots View and Peyton Highway, adjacent to the projected park entrance. This is unsafe for the children who are waiting for the bus and the potential individuals who could reside at this vehicle park. This will bring a risk to the youth in the area who live there and potentially could be putting sex offenders/addicts right at a bus stop where children wait. This will also have a disturbance to the quiet living environment which has already been established along this highway, and is something that has brought many of the residents out here to live. When I moved out to my house, I chose to have one neighbor, not 50+ people living next to me. I think it is outrageous for this project to even take place, when no one has asked the surrounding residences for permission or opinion of how they feel pertaining to this project. A project this large in scale should need permission from the surrounding houses to operate business, due to it directly affecting our living environments.

This project will not only disturb the peaceful life we have created out here, but it will also drive the property values down around it. If I chose to sell my property, it would lose value and would not be comparable to what I have purchased it for and will actually lose money on this property solely due to the vehicle park.

Please let me know if there is a public meeting going to be held to decide this matter and I will plan on attending.

Thank you,
Heather Howell

Date: 3/16/2024

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


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- 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,



Signature

3-15-24

Date

Brittin Jessop

Printed Name

17370 Safe Landing Dr Peyton CO 80831

Address

Date: 3-16-24

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

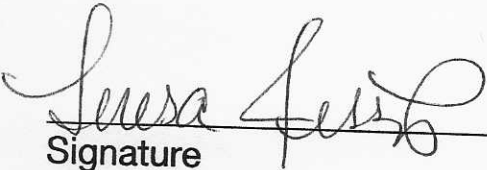
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I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,


Signature

3-16-24
Date

Teresa Jessop
Printed Name

12345 Sate landing
Address

Date: 03-15-2024

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

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

Sincerely,

James P. Johnson
Signature

3-15-24
Date

James P. Johnson
Printed Name

12490 Safe Landing Drive Peyton 80831
Address

Date: _____

3/20/24

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

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- 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.
- 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.

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

Sincerely,


Signature

3/20/24
Date

Shane Kelley
Printed Name

12610 Latigo Place Elbert, Co 80106
Address

Date: 14 Apr 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

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

Sincerely,

Kevin D Keyes

Signature

14 Apr 2024

Date

Kevin D Keyes

Printed Name

13885 Smith Ranch Rd, Peyton, CO 80831

Address

Date: 20 MARCH 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

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- 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,

Michael F. Lehnertz
Signature

20 March 2024
Date

MICHAEL F. LEHNERTZ
Printed Name

19530 CHERYL GROVE, PEYTON, CO 80831
Address

Date: 3.20.2024

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

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- 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,

Sandra A. Lehnertz
Signature

3.20.2024
Date

Sandra A. Lehnertz
Printed Name

19530 Cheryl Grove, Peyton Co 80831
Address

Date: 3-13-24

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

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- 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.

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

Sincerely,

MJ Lindsey

Signature

3-13-24

Date

MJ LINDSEY

Printed Name

23850 SCOTT RD CALHAN

Address

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

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

Julia and Rodney <rodjuliamason@live.com>

Wed 3/20/2024 7:00 PM

To: Kylie Bagley <KylieBagley@elpasoco.com>

Cc: Julia and Rodney <rodjuliamason@live.com>

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.

Rodney and Julia Mason

18220 Countdown Dr

Peyton, CO 80831

(719) 749-0391

March 20, 2024

Kylie Bagley, Planner

El Paso County

County Planning and Community Development

Dear Ms. Bagley,

As a resident of the Peyton area, and west of the proposed RV park, 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. School buses making stops in the area and the driveways leading into and out of the RV park will be dangerous.
- Huge increases in noise to the neighboring residential areas surrounding the park. Campers using generators, playing loud music and barking dogs will ruin our peaceful area.
- We all have already been concerned about the limited water resources on the Eastern Plains.
- We have concerns about the water drainage, wastewater, and sewage issues for that many campsites/campers.
- 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.
- Having a commercial business, of this type, 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.

Sincerely,

Rodney & Julia Mason

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

Julia and Rodney <rodjuliamason@live.com>

Fri 3/15/2024 6:45 PM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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.

From: Julia and Rodney <rodjuliamason@live.com>

Sent: Wednesday, March 13, 2024 5:34:19 PM

To: kyliebagley@elpasoco.com <kyliebagley@elpasoco.com>

Cc: RebeccaRudder2@elpasoco.com <RebeccaRudder2@elpasoco.com>; CarrieGeitner@elpasoco.com <CarrieGeitner@elpasoco.com>

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

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, and directly west of the proposed RV park, 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.
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- 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,

Rodney & Julia Mason

18220 Countdown Dr
Peyton, Co 80831

Date: March 15, 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

Hello, I am submitting this letter in opposition of the application to rezone the property at 12960 Peyton Hwy from Agriculture to RVP. Any rezoning of the property, and associated plans for the development of a recreational vehicle park, is in **direct conflict** of Goal 2.2 of the El Paso County Master plan which is to “Preserve the character of rural and environmentally sensitive areas. “

I respectfully request that this process be transparent, and allow time for opposing residents to respond and organize our opposition. Clearly, the development plans have been in process for over one year. Many residents are opposing this development and we request that time be granted for our response to this proposal, in particular to our elected officials and other interested entities.

This is a significant issue for many of us who reside here, and for citizens of El Paso County who wish to protect the beauty and history of our county. This area is known for a traditionally rural lifestyle. Many opposition letters have already addressed this major concern. This proposed development is not consistent with a rural residential lifestyle. The lifestyle is not extravagant, or one of wealth. Most of us have worked very hard, paid our taxes, and have modestly priced properties. We represent all walks of life and live with respect for each other. There are other additional concerns of importance such as the environmental impact which is *not* adequately addressed in any of the reports.

There will be an effect to the environment in terms of damage to grazing lands of wildlife, bird habitats, and possibly to water resources. There are implications for Black Squirrel Creek, and possible drainage and/or contamination concerns. I do not see comments from representatives of Black Squirrel Creek Conservation or Black Squirrel Creek ground water representatives. I believe they have reserved the right to comment and I

hope that they do comment. I do not believe there has been *adequate* information provided regarding the possibly environmentally sensitive Black Squirrel Creek. I submit that Black Squirrel Creek may be an environmentally sensitive area, and it is in very close proximity to this proposed development. What is the environmental impact of this proposed development to Black Squirrel Creek?

The posted wastewater study includes many disclaimers such as noted under the floodplain and drainage comment “Additional investigation is recommended as development and grading plans are finalized”. In BOLD letters the report notes that “**Specific drainage studies are beyond the scope of this report.**” The study places a great deal of emphasis on the fact that contractors are ultimately responsible. Unfortunately, this is how contamination happens, and environments are left vulnerable.

There are legitimate wildlife impact concerns. Eagles are documented to be present in the area. What other wildlife and potentially protected species are in the area?

Beyond this rather glaring non-existent environmental impact information, I have concerns about the posted traffic report. The traffic study count began at 7 a.m. on the 3 day count. I believe much of the commuter morning traffic would have been through that area before 7 a.m. because many military and other professionals are commuting from these outlying areas at a much earlier time. Perhaps the traffic engineer was not familiar with the demographics of our area or the usual commute times. The report mentions an expected completion time of the development by the end of 2023. Is there an expiration date on the reports submitted for these rezoning changes? The report notes “to the best of our knowledge, there are no neighborhood or public input issues associated with this area.” The obvious reason for that is that most concerned neighbors would not have been aware of the proposed plans at the time of the study. Many concerns have now been raised as evidenced by the opposition letters. I do not see any comment regarding traffic crash data or injury/ fatality data at the already hazardous Peyton Hwy and US. Hwy 24 intersection. This area is notorious for speeders. The safety concerns are real and not mentioned in this report. *Any* increased traffic in this area represents increased risk of injuries or fatalities given our inadequate roads.

The Peyton Fire Department has signed off on this report. Their sign off approval acknowledges they are a “water poor fire department.” I know the El Paso County Commissioners are fully aware of the property damage and life threats associated with wildland fires. Please consider this carefully. They do NOT provide full time advanced life support staffing (ACLS). For emergencies such as heart attacks, strokes, unconscious babies, major trauma and others, they must call Calhan or Falcon fire departments for mutual aid assistance from *their* advanced providers. This results in delayed response of advanced emergency medical care. The current ACLS or advanced provider transport is American Medical Response with a very poor history of response times, even within the city limits of Colorado Springs. While we all support our local fire department, it must be recognized that the services they can provide are certainly limited by their resources.

Finally, although there are numerous other concerns, I will mention one which I do not see previously mentioned in other letters. The eastern plains of El Paso County, and the Bijou Basin, have not been acknowledged or recognized as unique geographically and historically important areas of El Paso County. This needs to be brought forward just as the Paint Mines have finally been designated as significant for preservation. It is time for all of us to respect the lands which we are forever altering in the name of development. I believe this area, which has been unappreciated, and is being devastated by reckless development, is of importance to many Native American Tribes. This should be further researched with the tribes. It is important to our wildlife and environment. It is important to those of us who live here and for all residents of El Paso County (past, present, and future). I urge the planners and county commissioners to fully research and understand the significance of granting rezoning which will open the door for others who may destroy this area forever. Once it is gone, there is no turning back. Rural residential zoning has at least preserved large areas of land, and the hope of keeping this land intact, for all to benefit.

Please grant us the time to organize the opposition.

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

Shawna M. Mistretta March 15, 2024 (please recognize this as my
electronic signature)

Signature Date

17560 Cleese Court
Peyton, Colorado 80831

Letter of Opposition to rezone application file# RVP231

While I'm not opposed to development and progress, if we had wanted to live in a developing area, we would have located ourselves in a bustling community environment. Instead, we chose to live away from populated areas for our own peace and comfort. Being able to have the solitude of rural living is something that is important to our QUALITY OF LIFE.

At the present time, we are experiencing rezoning and subdividing acreages for single family dwellings and understand that this is "development and growth". However, to begin rezoning for commercial enterprise in an area that to an extent can still be referred to as a "mom and pop" community begs to ask the question; WHEN DOES IT STOP? Should I have to sell my property to pursue my own quality of life based on the whim of others to commercialize a rural area? I have been a resident of El Paso County for 50 years and a Peyton resident for 34 of those years. When does the quality of life of the current residents get considered and the needs of the residents living next door to the RVP take precedent? As clearly shown, the neighbors of the proposed RVP don't want it there. Commissioners, I would ask, what your feelings would be if someone were to build a motocross facility or outdoor amphitheater or outdoor shooting range next to your home?

When we purchased our land and developed our property, it was with the plan to establish our home that we could enjoy in our later years and as our last home! Our property is bordered to the North by a dirt road which is common of most the roads in the area. However, this dirt road is a northeast access point to the Homestead Park recreational park. With the increased development in the area there has been an increase in traffic on this road. While not intolerable, I would anticipate a major increase due to the RVP occupants venturing out in exploration of recreational areas which, the Homestead Park certainly offers.

Many valid reasons in opposition of the park have already been raised such as tapping into water resources that are already taxed at the cost of "development and growth, increased traffic, light pollution, noise, trash, the degradation of the rural environment calm, other RVP's already in existence within 10 miles of the proposed park, an issue that hasn't been mentioned to my knowledge is Law Enforcement. Will Law Enforcement be able to adequately and safely address the needs that the park will present?

One last thought is the RVP Plan Map, which depicts how the park is expected to look showing from the preliminary view the placement of a combination of 201 Evergreen and Deciduous trees. Briefly researching the water needs of these trees, from information shown below, the trees alone in their starting years would require a great abundance of water. This all occurring in an area where water is a constant source of evaluation by the State Water Board of the aquifer levels

Evergreen trees

The most important thing to remember is to water them regularly. They need plenty of water to stay healthy, especially during the hot summer months.

(taken in part from www.myselectlawn.com)

Deciduous trees

General Maintenance

After planting, water trees and shrubs 2-3 times per week for the rest of the growing season. Each tree or shrub should receive 1-10 gallons of water depending on its size.

(taken in part from <https://augustinenursery.com>)

The RVP Plan Map shows the anticipated developed and attractive RV Park. But in reality, how long would it take to reach this state of completion based on drought conditions that have plagued Colorado for more years than we care to remember and natural environmental conditions which make it almost impossible to maintain any vegetation due to soil condition. Just ask the residents in the area that have worked hard to maintain their own homes.

I could go on with reasons but do not want to ramble senselessly. These items that I presented are real and important issues to not only me but Peyton residents as shown by the letters of opposition submitted up to this date. Rezoning granted to this applicant sets an unacceptable precedent to commercial interests and the hardworking people who reside here are extremely opposed.

I respectfully request that the application to rezone as stated in file RVP231 be DENIED

Thank you for your consideration

William Mistretta (please accept this as my signature)

17560 Cleese Court

Peyton, CO 80831

Date: 3-20-24

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

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- 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.

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

Sincerely,

Marla Mockerman
Signature

3-20-24
Date

Marla Mockerman
Printed Name

20520 Spencer Rd. Peyton, Co.
Address

Date: 3/16/2025

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

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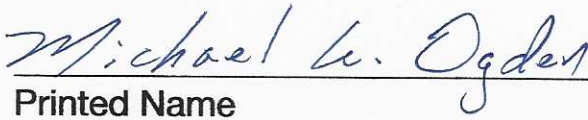
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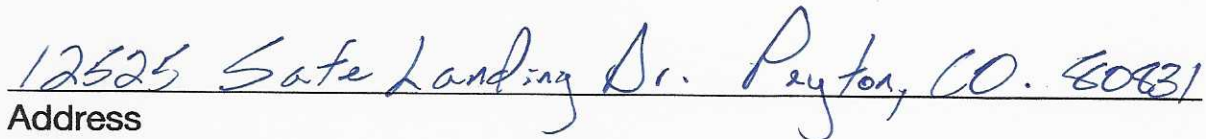
I oppose this rezoning and development in Peyton.
Thank you for your consideration of this issue.

Sincerely,


Signature


Date


Printed Name


Address

Date: 3/18/2024

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

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- 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,

Victoria Ojden
Signature

3/18/2024
Date

Victoria Ojden
Printed Name

12525 Safe Landing Dr. Peyton, 1080831
Address

Date: 3/23/24

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

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- 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.

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

Sincerely,



Signature

03-23-24
Date

Erik Owens
Printed Name

13585 Front St. Peyton, CO 80831
Address

Date: 03-23-24

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.
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- 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,

Erin Owens

Signature

03-23-24

Date

Erin Owens

Printed Name

13585 Front St. Peyton, CO 80831

Address

Date: 03/12/2024

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

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- 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,



Signature

03/12/2024

Date

Tacie Peterson

Printed Name

18345 E US HWY 24 Peyton CO 80831

Address

RV Park Rezone—PCD File # RVP231 AND P2315——OPPOSITION

Jeremy Pierce <jeremy@jandjconstruct.com>

Thu 3/14/2024 11:30 AM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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Jeremy Pierce 12990 Peyton Hwy

I am in total opposition to the request for an RV Park Rezone and a 5 acre parcel rezone on this property.

A) it is in a residential area with many homes and families directly in contact with this parcel of land, along with a Peyton Elementary,Middle and High School ‘School Bus’ pick up and drop off right in front of the property.

B) The amount of traffic coming off of Peyton Highway onto this parcel is going to be very dangerous as there is a hill with a major Blindspot for people, turning in and out of this property, as it is already an issue as it stands.

C) the amount of traffic coming and going from either direction on Peyton Highway will Cause a lot of problems for for all the neighbors , their families and the safety, not to mention the wear and tear on Peyton Highway and the amount of traffic.

D) The amount of people that would be residing in this RV park for indefinite periods of times, and all of the noise and trash that will be blowing all over the place due to the high winds we have out here frequently. As well as the concerns of safety and security of our properties and the amount of theft and burglaries. There is no idea of the type of people that that will be coming and going and it will take away a lot of the values of our properties with having this right in the middle of all these residential areas.

We are all wanting to be notified of all meetings, and hearings 2 to 3 weeks prior to them happening. I have heard that it’s going to the county commissioners already, and we have not even been notified that it is gone to the planning commission yet?

Jeremy Pierce

J&J Construction, Inc

Cell-719-499-0177

<http://www.remodelcs.com/>

Date: March 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.

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- 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,

Nancy C. Pike
Signature

March 21, 2024
Date

Nancy C. Pike
Printed Name

19180 RAMROD Drive Peyton CO 80831
Address

Date: 3-16-24

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

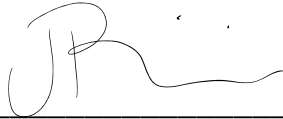
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- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right next door to an RV park.

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

Sincerely,



Signature

3-16-24

Date

Jessica Polistina

Printed Name

6816 Pfostr Drive, Peyton CO 80831

Address

Date: 3/12/2024

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

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- 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,

David C. Powers
Signature

March 12, 2024
Date

David C Powers
Printed Name

12060 Bradshaw Rd, Peyton, CO 02806
Address

Date: 3-12-24

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

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- 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,

Maegyn Ray
Signature

3-12-24
Date

Maegyn Ray
Printed Name

17590 Sweet Rd. Peyton, CO 80831
Address

Date: 3/12/2024.

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

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

Sincerely,



Signature

3/12/2024.

Date

Shane Ray

Printed Name

17590 Sweet Road Peyton CO. 80831.

Address

HENRY R. and JANET PARKER RIVERA
18380 Countdown Drive
Peyton, CO 80831
(719) 749-2651

March 15, 2024

Kylie Bagley, Planner
El Paso County County Planning
and Community Development

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

Dear Ms. Bagley:

As residents of Peyton, Colorado with our home and acreage located just southwest of the proposed RV Park, we are writing to respectfully request denial of the proposed rezoning application of the above referenced property from agriculture to RVP. Our first thought was why would anyone want to “camp” in the middle of pastures, but then perhaps camping is not the intent.

In any case, we have a variety of concerns that we hope you will consider:

- 1) WATER--from where will the park get its water--as you are undoubtedly aware, water is a limited resource on the Eastern Plains;
- 2) DRAINAGE, WASTEWATER AND SEWAGE—there is a huge hill on the property so will roads with gutters be put in and to where will that water be run off; will there be a dump site for wastewater and sewage or a treatment plant;
- 3) COMPATIBILITY—This area is rural acreages with homes. A commercial business with a proposed 110 sites is certainly not compatible as it does not fit in a rural community with family homes, dogs, cows, horses, donkeys, llamas, chickens and turkeys;
- 4) AMENITIES—There are no amenities for “campers” in Peyton. No gas station, no propane fill station, no grocery store and no restaurant;
- 5) PROPERTY VALUES—A decrease in property values is a certainty as who would buy a home right next to or in line of sight of a RVP; and
- 6) TRAFFIC—Will a stoplight be installed at Highway 24 and Peyton Highway as Lord knows that intersection is already bad if you need to make a westbound turn off Peyton Highway onto Highway 24.

We oppose this proposed rezoning and development, and certainly hope you will consider the above concerns in making your determination. Thank you for your consideration in this matter.

Sincerely,

Henry R. and Janet Parker Rivera

From: Janet Rivera <hj-rivera@outlook.com>
Sent: Friday, March 15, 2024 1:32 PM
To: Kylie Bagley
Subject: PCD File No.: RVP231, Lazy Y Rocking J Park Rezon

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.

HENRY R. and JANET PARKER RIVERA

18380 Countdown Drive
Peyton, CO 80831
(719) 749-2651

March 15, 2024

Kylie Bagley, Planner
El Paso County County Planning
and Community Development

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

Dear Ms. Bagley:

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1. WATER--from where will the park get its water--as you are undoubtedly aware, water is a limited resource on the Eastern Plains;
2. DRAINAGE, WASTEWATER AND SEWAGE—there is a huge hill on the property so will roads with gutters be put in and to where will that water be run off; will there be a dump site for wastewater and sewage or a treatment plant;
3. COMPATIBILITY—This area is rural acreages with homes. A commercial business with a proposed 110 sites is certainly not compatible as it does not fit in a rural community with family homes, dogs, cows, horses, donkeys, llamas, chickens and turkeys;

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5. PROPERTY VALUES—A decrease in property values is a certainty as who would buy a home right next to or in line of sight of a RVP; and
6. TRAFFIC—Will a stoplight be installed at Highway 24 and Peyton Highway as Lord knows that intersection is already bad if you need to make a westbound turn off Peyton Highway onto Highway 24.

We oppose this proposed rezoning and development, and certainly hope you will consider the above concerns in making your determination. Thank you for your consideration in this matter.

Sincerely,

Henry R. and Janet Parker Rivera

RVP on 35 acres I VOTE "NO" ON THE PROPOSAL. RANDY SIGLEY

no name <pikespeakrentals@aol.com>

Mon 3/11/2024 11:25 PM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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I VOTE "NO" ON THE PROPOSAL.

RANDY SIGLEY

Attention Peyton Community, There is an application in the works at El Paso County Planning and Development to rezone 35 acres from Agricultural to RVP (Recreational Vehicle Park). This proposed park would be on Peyton Hwy a half mile south of Hwy 24. The acreage is on the west side of Peyton Hwy, at the top of the hill, directly across from a school bus stop and over a hill with already speeding traffic. There are approximately 110 RV camping sites planned for this property which is currently undeveloped except for a large quonset hut. In the link below is a letter asking the Planning Department to deny this request for a land-use change. It lists some of the many reasons this park would have a negative impact on our rural, residential community. Please sign this letter, or write a letter of your own, if you feel this is a bad idea for our area and email it to the email below ASAP: Kylie Bagley, Planner at El Paso County Planning & Community Development KylieBagley@elpasoco.com. Please reference PCD File No.: RVP231, Lazy Y Rocking J Park Rezone. Here is the google drive where you will find the letter to sign, the site plan, and the notification the adjacent neighbors received.

https://drive.google.com/drive/folders/1KApD994_FwcrwS6K5IUzuV4x2-rPKYy3?usp=share_link

I VOTE "NO" ON THE PROPOSAL.

RANDY SIGLEY

Date: Mar 16, 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.
- 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.
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- 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.

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

Sincerely,

Wendy Spillar
Signature

16 Mar 24
Date

Wendy Spillar
Printed Name

12220 Safe Landing Dr. Peyton, CO 80831
Address

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>

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.

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

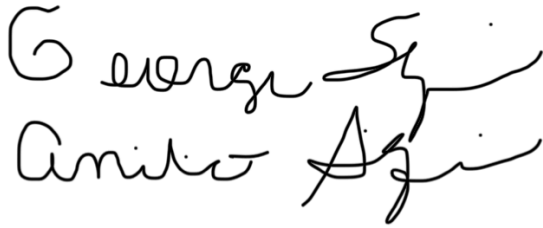
take them to get to the site? This is true of law enforcement as well.

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

Date: 3-18-24

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

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- 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,

Robert L. Strauss
Signature

3-18-24
Date

Robert L. Strauss
Printed Name

16190 Bradshaw Rd. Peyton, CO 80831
Address

- 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.

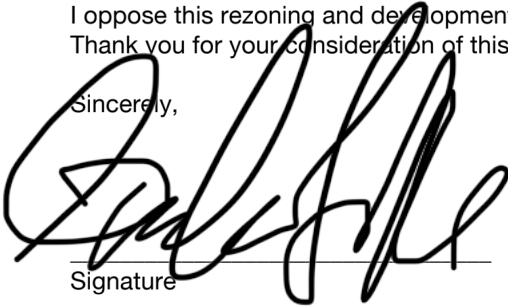
this application to rezone the property at 12960 Peyton Hwy from

residential

- 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,



Signature

3/18/24
Date

Paula Testa

Printed Name

Address

Date: 3/20/24

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.
- 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.

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

Sincerely,



Signature

3/20/24

Date

Nathan Trice

Printed Name

18970 Pinon Park Road, Peyton, Co 80831

Address

March 26, 2024

Re: Lazy Y Rocking J RV Park Rezone (File # RVP231)

El Paso County Planning Department:

I am writing in opposition to the project known as Lazy Y Rocking J RV Park Rezone (File # RVP231). This project seeks to rezone a 30+ acre parcel from A-35 to RVP with the intention of establishing a 110-lot recreational vehicle park (RV park).

The reasons to oppose this project and deny the rezoning include the following:

TRAFFIC CONCERNS

- The prospective site for this RV park lies on the top of a hill along Peyton Highway that creates a serious traffic hazard from southbound vehicles due to fact that the roadway is blocked by the hill itself. The speed limit on Peyton Highway is 55 MPH and vehicles cresting the blind hill would have insufficient time to react in order to avoid collisions with vehicles entering and/or leaving the prospective RV park.
- The prospective site is coincidental with school bus stops and presents the same hazards and concerns stated above due to the blind hill.
- Peyton Highway is a two-lane rural roadway that is ill-suited to accommodate large, lumbering, overweight recreational vehicles. The fact that Peyton Highway is a two-lane roadway presents the additional hazard of large vehicles making wide turns that will cause the vehicle to encroach the lane of opposing traffic creating a high probability of a wreck with oncoming traffic cresting a blind hill.
- Peyton Highway is already over traveled and suffering from wear from passenger vehicles and small trucks; the addition of upwards of 110 overweight recreational vehicles will expedite the deterioration of the only route upon which residents have to access other thruways.

IMPACT TO RESIDENTS

- This area along Peyton Highway and the adjacent smaller residential roads is home to longtime residents who choose to live in a rural environment. The imposition of 110+ transient occupants is antithetical to the lifestyle chosen by the rightful residents. These residents knowingly sacrificed the convenience of an urban and even suburban lifestyle in order to live freely in the open prairies of unincorporated El Paso County.
- The establishment of this project will dramatically and negatively change the living conditions of the several residents in the area by way of noise, traffic, trash, and sewage. These residents will also suffer needlessly from loss of property valuation because of these exact reasons.
- Every resident in the area affected by this project relies on well water, septic systems, and propane deliveries in order to survive. The imposition of this project will negatively affect availability of these resources to the rightful residents.

March 26, 2024

Re: Lazy Y Rocking J RV Park Rezone (File # RVP231)

- It is highly unlikely that the availability of water will not suffer due to 110+ transient occupants.
- It is highly unlikely that the sewage created by these transient occupants will not cause problems for the rightful residents.
- The addition of noise and light pollution to the otherwise peaceful rural setting is destructive to the rightful residents' lifestyle.
- The addition of noise and light pollution will also negatively impact the natural habitats of wildlife indigenous to the area.

IMPACT TO COMMUNITY AND RESOURCES

- The nearest retail location is a small country store that is not equipped to accommodate 110+ unexpected customers.
- The nearest sources for groceries, pharmacies, over-the-counter medicines are over ten miles away.
- The nearest sources for gasoline/diesel are over ten miles away.
- The only fire/EMS response for this area is the Peyton Volunteer Fire Department which is ill-equipped to provide serve for 110+ additional transient clients.
- There is no permanent or enduring presence for the El Paso County Sheriff's Office in this area – the only source for law enforcement response/assistance. Adding 110+ additional transient occupants will overburden an already overburdened law enforcement agency.

There are already two RV parks approximately ten miles away in the incorporated town of Calhan. These RV parks are located in the incorporated part of the town where the properties and lifestyles of rural residents are not affected. I urge the El Paso County Planning Department and the El Paso County Commissioners to deny this project and honor and protect the interests of their constituents in the Peyton area.

Regards,

Todd M Watkins

Date: 16 MAR 24

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.
- 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.

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

Sincerely,



Signature

14 MAR 24
Date

Emmanuel A. Tioce

Printed Name

12993 Peyton Hill, Peyton, CO. 80831.

Address

Date: 3-16-24

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

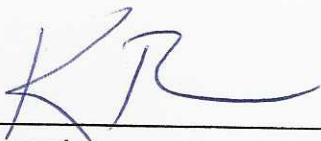
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- Having a commercial business in a residential neighborhood is disruptive to and impinges upon our rural lifestyle.
- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right next door to an RV park.

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

Sincerely,



Signature

3-16-24

Date

Kayla Fiocco

Printed Name

12993 Peyton Hwy Peyton CO 80831

Address

From: no name <pikespeakrentals@aol.com>
Sent: Wednesday, April 24, 2024 6:48 PM
To: Kylie Bagley
Subject: RV PARK MEETING

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.

Kyle:

I have to ask why your office has scheduled the "meet and greet" meeting for tonight in peyton since it's nothing more than a back-door project you people at the county have already approved so it doesn't make a darn bit of difference what we, the voters, think ?

Some warm coffee, water bottles, and a few cookies. Sad you think we are all that stupid. Small wonder I am helping Geitner's opponents.

You are a disgrace.

Randy Sigley

PS -- Longhorns are Texas cattle -- can't even get that right

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

Terry Lupfer <tandmbunny@yahoo.com>

Wed 3/13/2024 2:36 PM

To:Kylie Bagley <KylieBagley@elpasoco.com>

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.

Hello,

We live on Enoch near Peyton Hwy. While not in the immediate vicinity of this project I would like to express a favorable opinion on it.

We own an RV and used to travel extensively. RV parks are quiet and clean. It would bring customers to the local businesses. They make good neighbors, I would not oppose one next to my property.

Thank you,

Terry Lupfer

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2315
LAZY Y ROCKING J RR-5 REZONE

WHEREAS, N.E.S., Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 20, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of N.E.S., Inc for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year

if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

- 2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 20th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Thomas Bailey, Chair

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1,161.93 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216054536 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, S89°25'33"W A DISTANCE OF 1,330.30 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY;

THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 358.22 FEET;

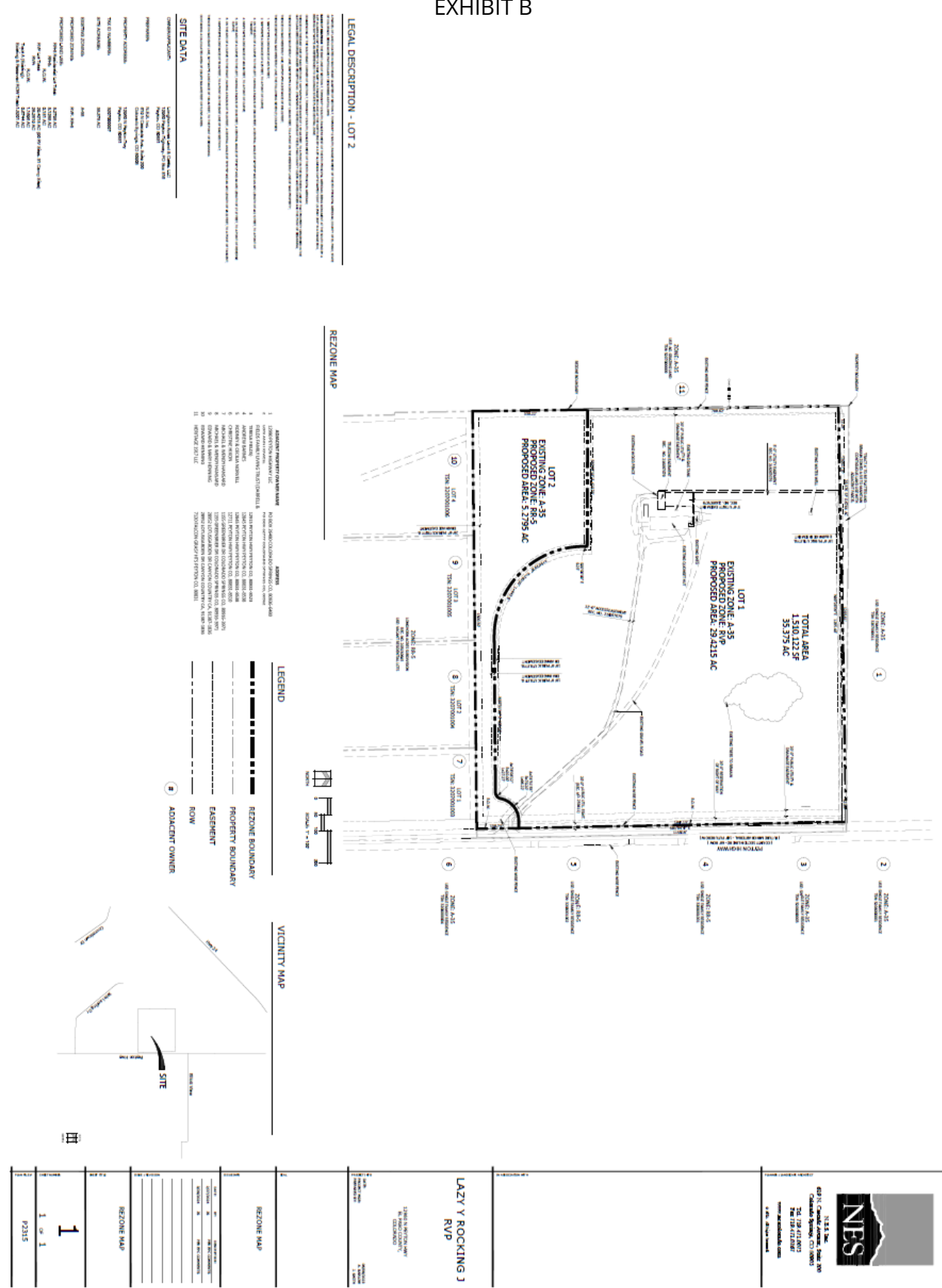
THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. S89°47'18"E A DISTANCE OF 425.79 FEET;
2. S00°00'00"E A DISTANCE OF 9.25 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
4. N89°31'44"E A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF TANGENT;
7. N89°55'26"E A DISTANCE OF 53.39 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 130.49 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 229,976 SQUARE FEET OR 5.2795 ACRES.

EXHIBIT B



MAP AMENDMENT (REZONING) (RECOMMEND DENIAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P2315
LAZY Y ROCKING J RR-5 REZONE

WHEREAS, N.E.S., Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 20, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

- 1. The application was not properly submitted for consideration by the Planning Commission.
- 2. Proper posting, publication, and public notice were not provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
- 3. The hearings before the Planning Commission and the Board of County Commissioners were not extensive or complete, all pertinent facts, matters or issues were not submitted and reviewed, or all interested persons were not heard at those hearings.
- 4. All exhibits were not received into evidence.
- 5. The proposed land use does permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
- 6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have not been submitted, reviewed, or found to meet all

sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. That for the following reason(s), the proposed amendment of the El Paso County Zoning Map is not in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County: *(check all that apply)*

- a) The application is not in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.
- b) The rezoning is not in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116.
- c) The proposed land use or zone district is not compatible with the existing and permitted land uses and zone districts in all directions.
- d) The site is not suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of N.E.S., Inc, for a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district be disapproved by the Board of County Commissioners.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent

Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 20th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Thomas Bailey, Chair

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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7. N89°55'26"E A DISTANCE OF 53.39 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 130.49 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 229,976 SQUARE FEET OR 5.2795 ACRES.

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. RVP231
LAZY Y ROCKING J RV PARK REZONE

WHEREAS, N.E.S., Inc., did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the A-35 (Agricultural) zoning district to the RVP (Recreational Vehicle Park) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 20, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of N.E.S., Inc, for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the RVP (Recreational Vehicle Park) zoning district to the RR-5 (Residential Rural) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RVP (Recreational Vehicle Park) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year

if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

- 2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 20th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Thomas Bailey, Chair

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, N01°04'47"W A DISTANCE OF 1,161.93 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216054536 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, S89°25'33"W A DISTANCE OF 1,330.30 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PROPERTY;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY, THE FOLLOWING TWO (2) COURSES:

1. N00°50'14"W A DISTANCE OF 1,151.07 FEET;
2. N01°08'36"W A DISTANCE OF 20.31 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, S89°38'04"E A DISTANCE OF 1,325.82 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,149.67 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,540,952 SQUARE FEET OR 35.3754 ACRES.

MAP AMENDMENT (REZONING) (RECOMMEND DENIAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. RVP231
LAZY Y ROCKING J RV PARK REZONE

WHEREAS, N.E.S., Inc., did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the A-35 (Agricultural) zoning district to the RVP (Recreational Vehicle Park) zoning district; and

WHEREAS, a public hearing was held by this Commission on June 20, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

- 1. The application was not properly submitted for consideration by the Planning Commission.
- 2. Proper posting, publication, and public notice were not provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
- 3. The hearings before the Planning Commission and the Board of County Commissioners were not extensive or complete, all pertinent facts, matters or issues were not submitted and reviewed, or all interested persons were not heard at those hearings.
- 4. All exhibits were not received into evidence.
- 5. The proposed land use does permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
- 6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have not been submitted, reviewed, or found to meet all

sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. That for the following reason(s), the proposed amendment of the El Paso County Zoning Map is not in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County: *(check all that apply)*

- a) The application is not in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.
- b) The rezoning is not in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116.
- c) The proposed land use or zone district is not compatible with the existing and permitted land uses and zone districts in all directions.
- d) The site is not suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of N.E.S., Inc., for a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the A-35 (Agricultural) zoning district to the RVP (Recreational Vehicle Park) zoning district be disapproved by the Board of County Commissioners.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent

Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 20th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Thomas Bailey, Chair

EXHIBIT A

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CONTAINING A CALCULATED AREA OF 1,540,952 SQUARE FEET OR 35.3754 ACRES.

