

**Meggan Herington, AICP, Executive Director**  
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**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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**SUMMARY MEMORANDUM**

**TO:** El Paso County Board of County Commissioners  
**FROM:** Planning & Community Development  
**DATE:** 7/25/2024  
**RE:** RVP231 Lazy Y Rocking J RV Park Rezone & P2315 Lazy Y Rocking J RR-5 Rezone

**Project Description**

**RVP231:**

A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 29 acres from A-35 (Agricultural) to RVP (Recreational Vehicle Park). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. This item was heard as a regular item on the agenda at the June 20<sup>th</sup>, 2024, Planning Commission hearing. The vote was 2-6, resulting in a recommendation of denial to the Board of County Commissioners. Discussion from the public included compatibility with the surrounding community as well as compatibility with the Your El Paso Master Plan, the proposed traffic, and safety. The Planning Commission members identified how this proposed rezone is not compatible with the surrounding neighborhood and not compatible with the Master Plan. (Parcel No. 3207000007) (Commissioner District No. 2)

**P2315:**

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). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. This item was heard as a regular item on the agenda at the June 20<sup>th</sup>, 2024, Planning Commission hearing. The vote was 7-1 for a recommendation of approval to the Board of County Commissioners. The nay vote was based off compatibility with the surrounding community. (Parcel No. 3207000007) (Commissioner District No. 2)

**Notation**

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

**Planning Commission Recommendation and Vote**

**RVP231:**

Brittain Jack moved / Moreas seconded for approval, for the RVP rezoning, utilizing the resolution attached to the staff report, with 2 conditions and 2 notations, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **denied (2-6)**. The item was heard as a regular agenda item.

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P2315:

Brittain Jack moved / Moraes seconded for approval, for the RR-5 rezoning, utilizing the resolution attached to the staff report, with 2 conditions and 2 notations, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (7-1)**. The item was heard as a regular agenda item.

Discussion

Members of the public spoke in opposition of the rezone to RVP. The public had concerns regarding RV traffic, hours of operation for the RV Park, if the Park would be allowed for permanent occupation, safety, adequate water, and that the RV Park would not match the existing character of the neighborhood. Other members of the public spoke in support of the rezone to RVP stating that this use would be suitable for the community.

The Planning Commissioners discussed compatibility of the rezone to RVP within an area that is surrounded by Agricultural and Rural Residential zoning. Discussion also took place with the compatibility of the Large Lot Residential Placetype and if the RV Park was compatible with the Placetype. The Planning Commission ultimately decided that the rezone to RVP would not be compatible with the surrounding neighborhood.

Attachments

1. Planning Commission Minutes from 6/20/2024.
2. Signed Planning Commission Resolution for RVP231.
3. Signed Planning Commission Resolution for P2315.
4. Combined Planning Commission Staff Report.
5. Public Comments.
6. Draft BOCC Resolutions.



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## **EL PASO COUNTY PLANNING COMMISSION**

### **MEETING RESULTS (UNOFFICIAL RESULTS)**

Planning Commission (PC) Meeting

Thursday, June 20, 2024

El Paso County Planning and Community Development Department

2880 International Circle – Second Floor Hearing Room

Colorado Springs, Colorado

#### **REGULAR HEARING, 9:00 A.M.**

**PC MEMBERS PRESENT AND VOTING:** THOMAS BAILEY, SARAH BRITTAIN JACK, JIM BYERS, BECKY FULLER, JEFFREY MARKEWICH, BRANDY MERRIAM, ERIC MORAES, AND CHRISTOPHER WHITNEY.

**PC MEMBERS VIRTUAL AND VOTING:** NONE.

**PC MEMBERS PRESENT AND NOT VOTING:** NONE.

**PC MEMBERS ABSENT:** JAY CARLSON, TIM TROWBRIDGE, BRYCE SCHUETTELPELZ, AND WAYNE SMITH.

**STAFF PRESENT:** MEGGAN HERINGTON, JUSTIN KILGORE, KYLIE BAGLEY, ASHLYN MATHY, KARI PARSONS, BRET DILTS, CHARLENE DURHAM, HAO VO, DANIEL TORRES, ED SCHOENHEIT, ELIZABETH NIJKAMP, JOSH PALMER, MIRANDA BENSON, ERIKA KEECH, AND LORI SEAGO.

**OTHERS PRESENT AND SPEAKING:** RANDY NOVAK, PAULA & JORDAN LYLES, HEATHER RUBENAKER, KATE JOHNSON, MARY ARLINGTON, KATIE HARMS, JODY HEFFNER, GREG MIRANDA, ED KOVITZ, NIKI FIELDS, PAUL OTIS, MONTE GOODRICH, ALEX MARTINEZ, BONNIE KATTAU, BRIAN HADFIELD, TERESA FIELDS, DANIEL SOLIGNY, ANITA SQUIER, WILLIAM MISTRETTA, RENAE HOLLENBECK, KARI MARTINEZ, AND ED HENNING.

#### **1. REPORT ITEMS**

The next PC Hearing is Thursday, July 18, 2024, at 9:00 A.M.

#### **2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)**

#### **3. CONSENT ITEMS**

**A. Adoption of Minutes** for meeting held June 6, 2024.

**PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (8-0).**

## 5. REGULAR ITEMS

### A. P2315

**BAGLEY**

#### **MAP AMENDMENT (REZONING) LAZY Y ROCKING J RR-5 REZONE**

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). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. (Parcel No. 3207000007) (Commissioner District No. 2)

**THIS ITEM WAS PART OF A COMBINED PRESENTATION WITH ITEM 5B, RVP231. RESULTS ARE BELOW.**

### B. RVP231

**BAGLEY**

#### **MAP AMENDMENT (REZONING) LAZY Y ROCKING J RV PARK REZONE**

A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 29 acres from A-35 (Agricultural) to RVP (Recreational Vehicle Park). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway. (Parcel No. 3207000007) (Commissioner District No. 2)

### **STAFF & APPLICANT PRESENTATIONS**

**Mr. Markewich** noted that there will be separate entrances for the single-family residence and the RV Park. He asked if the residence would be able to access the RV Park without having to get back onto the main road.

**Mr. Torres** replied that he is not aware of any proposed internal connection, but that could be a detail included in the Site Development Plan.

**Mr. Markewich** asked if there were any concerns about the distance between the two accesses.

**Mr. Torres** stated that it wasn't part of the current review criteria. Further evaluation will take place during the Site Development Plan stage.

**Mr. Byers** asked if having only one access point for over 100 units would be a concern.

**Mr. Torres** answered that having only one access point is typical of commercial sites. There is no requirement to have two. If two were proposed, it would then be at risk of not meeting access spacing requirements from the ECM.

**Ms. Bagley** concluded the staff presentation and added that the only request before the hearing body at this time is for the rezoning of the property. If approved, the next steps would include a Final Plat (water, sewage, etc.) and then a Site Development Plan (buffering, landscaping, etc.).

**Mr. Moraes** asked for clarification on a grey line that was part of the Master Plan Placetype map.

**Ms. Bagley** deferred to the applicant. The applicant's presentation then began.

**Ms. Andrea Barlow**, with N.E.S. Inc, representing the applicants, stated that there is no existing road or driveway located where the grey line appears, so she isn't sure what it was depicting. The presentation continued.

**Mr. Markewich** asked if there would be a communal septic dump station for the RVs.

**Ms. Barlow** answered that there would be a communal dump station. She then referenced a presentation image to indicate its location.

**Mr. Markewich** then asked if it would be a commercial system.

**Ms. Barlow** confirmed and added that they have already submitted an application to CDPHE. They are also working with Entech Engineering, Inc., for soils and geology testing and design.

**Mr. Markewich** asked if the applicant would allow outside individuals to use their communal system for a fee.

**Ms. Barlow** confirmed with the applicant that they would not allow that.

**Mr. Markewich** further asked if the RV camp expects to provide enough water for RVs to fill their tanks when they request a finding of water sufficiency (during a later stage of the process).

**Ms. Barlow** replied that RVs filling their tanks is an anticipated use. When they complete water estimates per site, they use maximum capacity numbers. The actual use will likely be far less. A preliminary water resources report was submitted with the rezone, but more detail will be provided during the Final Plat and Site Development stages. The State Water Engineer and County Engineer will review the water report.

**Mr. Markewich** asked for verification that the building setback is 20 feet from the designated, future Peyton Highway line. Ms. Barlow confirmed. He then asked if closure during the winter months was a condition of use (for approval) or simply a description of the intention.

**Ms. Barlow** replied that it was a description of the applicant's intention, but they are willing to include that in the conditions of approval if necessary.

**Mr. Markewich** asked what length of residency is needed to become eligible to enroll in the school.

**Ms. Barlow** stated that she doesn't know what/if there is a requirement. She further stated that the RV Park's open season is primarily during school breaks. She also stated that the applicant would like the school to notify them if students are enrolled using the park's address because their intention is *not* to have people using it for residency.

**Mr. Markewich** asked if residency was defined in the Code.

**Ms. Barlow** replied that she would defer to County staff, but she doesn't believe there is a definition of residency as it applies to eligibility within a school district.

**Mr. Markewich** remarked that special attention should be given to the driveway accessing Peyton Highway. He mentioned that it would need to be wide enough for multiple drivers pulling RVs to use the road at a time.

**Ms. Barlow** agreed and further stated that it is planned with enough width to allow for that purpose. She then used a slideshow image to describe the internal roads planned. The applicant has considered moving a check-in gate further away from Peyton Highway to allow for additional distance. The placement of that gate is affected by the topography.

**Mr. Moraes** asked if there would be terms of rental. He asked if a person could stay at the park long term, from March through October, for example.

**Ms. Barlow** stated that terms of rental will be included in the ultimate maintenance plan, but they do not currently restrict the duration of someone's stay. In theory, someone could stay for 9 months. She further stated that she has discussed the topic with the applicants and they are open to including a reasonable time limit (i.e., 3 months) in the conditions for approval, if desired.

**Mr. Moraes** asked if there would be direct, internal access from the applicant's residence to the RV Park or if they would need to get onto Peyton Highway for access.

**Ms. Barlow** used a slideshow image to explain where the applicant would like to include a direct access option in the future site plan drawings. It will likely be gated to preserve their privacy.

**Mr. Moraes** asked for more information about the expected rate of occupancy.

**Ms. Barlow** stated she would need to discuss that subject with the applicant to get a better idea.

**Ms. Merriam** asked for information regarding the neighbors' FEMA concerns.

**Ms. Barlow** stated that the RV Park is not a FEMA designated site for illegal immigrants. Regarding the public comments that mentioned RV Parks were used by FEMA for temporary housing, there was a situation in Florida (during emergency responses to flooding) where FEMA had agreements with local RV Parks for temporarily displaced people during that disaster. She stated that FEMA could not commandeer a site; it must be an agreement made with the property owner.

**Ms. Merriam** asked for more information about whether RVs of the maximum size would fit.

**Ms. Barlow** replied that the site is being designed to serve as a high-end RV Park. The sites are designed to be larger than those of the sites at surrounding RV Parks. She also reiterated that there would be a regulation on the age of the RVs.

**Ms. Merriam** mentioned that there are no/very limited options for filling propane, gasoline, etc., in the area. She mentioned that people with large RVs will have an even harder time because of their size at those amenities. She asked if the on-site store would provide propane.

**Ms. Barlow** confirmed with the applicants that the store will provide propane for guests of the Park.

**Ms. Merriam** then mentioned food supplies and asked if the store would also act as a restaurant.

**Ms. Barlow** stated the store would not include a restaurant. She stated RVers could leave the Park and support the local economy for supply purchases or to visit restaurants.

**Ms. Merriam** asked how far the RV Park was located away from the nearest shopping center that could supply those amenities.

**Ms. Barlow** replied that the Park is approximately 9.5 miles away from a shopping center in Falcon.

**Ms. Fuller** asked if the 5-acre parcel could one day be sold separately from the RV Park.

**Ms. Barlow** answered that it could be possible in the future.

**Ms. Fuller** asked for more information about how the proposal meets the Master Plan's placetype designation of primarily large-lot residential with limited commercial use.

**Ms. Barlow** replied that the RV Park could act as a supporting commercial use along with the surrounding properties' commercial uses. She stated that the RV Park may not be limited in size, but it will be limited in impact.

**Ms. Fuller** reiterated that the RV Park would result in many more people on the property than would be expected if the property were zoned RR-5.

**Ms. Barlow** clarified that the visitors to the Park would be temporary.

**Ms. Fuller** mentioned that surrounding commercial uses that exist but do not have formal approval. She asked County Staff if Code Enforcement is involved.

**Ms. Barlow** stated that some of the properties had EA meetings with the County but then never pursued formal Special Use or Variance applications, but some of the properties have been in operation for a long period of time.

**Ms. Herington** added that when land use zoning was established in the area (1990s) compared to when the businesses were established could result in some of them being legal non-conforming uses. If they were established after zoning regulations were enacted, Code Enforcement does not proactively search for violations. Compatibility with surrounding uses in that scenario would be at the discretion of the board. She further stated that the Planning Department does not have records of when some of the commercial uses were established, so she cannot definitively say whether they are legal non-conforming or violations.

**Ms. Barlow** added that when looking at the historical aerial imagery of the properties, some of them (i.e., the construction and trucking properties) sprung up between 2019 and 2022.

**Ms. Fuller** mentioned that the trucking business is across the street from the subject property. She asked how many trucks are on the property.

**Ms. Barlow** answered that there are only a few. She further explained that the civil construction business operated on the north side of the subject property. Images were part of the presentation.

**Ms. Fuller** stated that the other RV Parks mentioned in the presentation seemed to be located directly on Highway 24.

**Ms. Barlow** brought up the slideshow image showing RV Park comparisons. Those locations are generally located on Highway 24.

**Mr. Whitney** asked County staff if the board could determine compatibility with surrounding commercial uses if they are Code violations.

**Ms. Herington** reiterated that legal non-conforming would not mean illegal because the use was established prior to zoning. When zoning was applied to the area, it was likely done so as blanket zoning; individual properties were not assessed for their specific uses. Compatibility can be subjective.

**Ms. Seago** confirmed that a finding of compatibility can be made at the board's discretion so long as there is evidence for the decision that has been made. The LDC criteria for approval states existing uses and does not differentiate between legal, non-conforming, etc.

**Ms. Barlow** reiterated that many of the uses, including the RV storage, were established post 2010.

**Mr. Whitney** explained that he understands Code Enforcement is complaint-based and violations have not been reported. He struggles with the notion that compatibility is being made with potential Code violations.

**Ms. Barlow** replied that the applicants for this project are going through the correct process to rezone the property for the intended use. There are multiple uses in the area that haven't done that. By pointing out their existence, she is not implying that they're bad or shouldn't be allowed, but that they are part of the existing character of the area. She used their presence as evidence that the proposal is compatible with the surrounding character and use of the land. They were brought up in response to the public comment letters that presented an image of rural and agricultural uses only. Based on the lack of Code Enforcement complaints for the existing commercial uses, the neighbors seem to be fine with those, but not fine with this one which is attempting to go through the correct process.

**Ms. Herington** added that while some of the surrounding properties may be operating commercial uses without Planning Department approval, they may be allowed accessory uses. More research would need to be completed to determine the full picture.

**Ms. Fuller** asked if the RV Parks used in the presentation image had direct Highway 24 access.

**Ms. Barlow** answered that PEAK RV Resort (Powers & Fountain Blvd.) is access off a side road (not a frontage road), the RV Park in Monument is accessed off a frontage road, the KOA is accessed off Judge Orr Road, Falcon Meadows directly accesses Highway 24, Wrangler (Platte & Powers) is accessed off a frontage road, and the Calhan location directly off Highway 24. The two locations that have direct highway access are older. Having worked on other projects along Highway 24, CDOT would not likely approve any direct access, even if they were directly adjacent.

## **PUBLIC COMMENTS**

**Mr. Randy Novak** spoke in support. He knows the applicants and goes RVing. He believes the proposed RV Park would be a nice getaway within 1 hour of Colorado Springs. He mentioned the local businesses that could benefit from the proposal (i.e., gas station, general store, coffee shop, etc.).

**Ms. Paula Lyles & Ms. Jordan Lyles** spoke in support. She lives in Peyton and stated the area is a great place to explore. She believes an RV Park in the area makes sense. Jordan has special needs. They bought an RV to enjoy the outdoors together. They prefer to stay in places near medical offices in case of emergency, which the proposal could provide. She liked the concept of community building within the RV Park with optional events like the applicants mentioned. In her camping experiences, people are mostly quiet and respectful. She knows the applicants and commended their character. She pointed out that they are willing to live next to the RV Park, which shows their confidence in who will be welcomed to stay there and their ability to manage the visitors.

**Ms. Heather Rubenaker** spoke in support. She stated that she represents the Outdoor Hospitality Industry ("OHI"), which is a 501(C)(6) trade association. She stated that the applicants are highly engaged in the organization and have utilized the programs provided by OHI to ensure they make educated decisions based on the reporting and information available. She goes camping and would enjoy staying at the facility proposed by the applicants. She mentioned a 2023 OHI generational camping report that identifies the average stay as being 3 nights; she would not anticipate the average camper staying at the facility for months at a time. The gross annual income of the average RVer is \$92k. She stated that 37% of the survey respondents made over \$100k, and the average spending in the surrounding economy averaged \$200/day for a family of 4. She concluded by stating that there is no data that shows a facility such as the one proposed would lower any neighboring residential property values.

**Ms. Kate Johnson** spoke in support. She summarized a letter provided by the Santoro family. They stated that they look forward to camping at the proposed location (10 minutes from their home), especially after learning of proposed communal activities. They commended the amount of space proposed between each campsite.

**Ms. Mary Arlington** spoke in support. She is with the Colorado Campground and Lodging Owners Association ("CCLOA"), a non-profit organization involved with outdoor tourism. The applicants are associate members while navigating their application process. She stated that she wanted to speak due to public comments that misrepresent the industry. She addressed the need for additional campsites nationwide. RVers are sometimes traveling professionals but are most often vacationers. She spoke about the lifestyle and budget of a typical camper. If RVers travel with children during the school year, they tend to be homeschoolers and do not enroll their children in local schools. She stated that RVers are typically environmentally conscious. In her experience as an RV Park owner for 10 years, she only had one instance of an RVer setting off fireworks, and only called the police for an unruly guest once. She mentioned that the proposal will benefit the local economy and will attract people wanting to visit Colorado Springs while staying in a rural, peaceful location.

**Ms. Katie Harms** spoke in opposition. She is president of the Peyton School Board. She mentioned attendance at the neighborhood meeting; notification was spread by word-of-mouth. She pointed out that many respondents are a mile or so away because of the large properties. She stated that the town of Peyton has 6 small businesses and no restaurants. The on-site store would take business away from the local general store. Regarding the surrounding properties that operate commercial uses, she stated that they don't affect their neighbors or bring added traffic. Most have been there for many years. The only months the local school will not be in session are

June and July. She stated that traffic headed to/from the property from the Denver area will likely travel past the schools. There is a bus stop 500 feet from the subject property.

She stated that rezoning the property would drain community resources with no financial benefit. If the property is rezoned, there is no going back. She stated the property owners wouldn't have to follow the rules they've included in the proposal. If the property/business were to be sold, the land would maintain the RV Park zoning. She stated that this situation happened in Calhan and students *were* enrolled in the district. The assessed value of the land does not increase when there are no permanent structures, so no additional revenue would be generated for the schools. The existing house would remain residential for taxing purposes if rezoned to RR-5 as requested. She referenced a letter from the Calhan school district that identified students from the RV Park as transients needing additional resources that the school cannot afford to provide. She asked if it would be fair to provide accommodations for non-tax paying residents. She stated that while she wishes they could provide for every student, an RV Park does not provide the resources. She then mentioned the safety of students traveling to school or waiting at a bus stop near an RV Park with strangers. She stated the RV Park would have unobstructed views of the nearby schools and asked if people would be okay with transient strangers watching their children daily. She suggested the RV Park would make the schools unsafe. She then stated that someone could abduct a child and disappear immediately because they have no home address or traceable information.

She mentioned that there is only one Sheriff Deputy in a 500-mile radius. She stated that law enforcement in Calhan spends most of their time dealing with issues at the RV Park that generates no revenue from the zoning. She stated that there is nothing in Peyton to keep people busy and out of trouble. She further stated that large vehicles and RVs would damage the roads. She concluded by stating that Zachary Usher with FEMA explained that they may sometimes lease space from RV Park owners during Federal emergencies to support temporary housing needs when necessary or requested by a state or tribe. Lastly, she mentioned the recent BOCC proclamation recognizing Colorado's proud Western heritage.

**Mr. Jody Heffner** spoke in opposition. He stated that he is a real estate broker. He repeated what Ms. Barlow stated regarding the highway access of the comparable RV Parks. He stated that he does not oppose having an RV Park in the community, but he does oppose the placement. He stated that the proposal is not located where the Master Plan identifies commercial enterprises should be and is within a rural residential area. He stated that the mentioned commercial uses in the area are on A-35 zoning that allows for their use. He repeated the lack of traffic that those uses generate. He doesn't think the proposal meets the criteria that states, *"The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions."* The surrounding property is agricultural. He spoke about the initial zoning process. In addition to the location, he stated there would be health, safety, and school issues.

**Mr. Greg Miranda** spoke in opposition. He stated that the proposal will only benefit the property owners and their guests, not the community. He suggested that the property owners don't care about the community because of the public notification range and use of social media to spread the word. He stated that there is no guarantee that the current owners will not sell the property or change the rules they've proposed. While Ms. Barlow stated earlier that there was no maximum



length of stay, they had told people at the neighborhood meeting that guests wouldn't be allowed to stay longer than 15 days.

The applicant has said that there wouldn't be traffic generated across Highway 24, but then they say that the rezoning will benefit business in Peyton which are all located across the highway. He further stated that cars waiting at the coffee shop would impede traffic. He raised traffic safety concerns and reiterated that people will likely travel north from Peyton to the Denver area. He worries about inexperienced drivers pulling RVs. He pointed out that there is no merge or turn lane onto the subject property. There is only a dirt shoulder. He then stated that an increase in traffic would increase the insurance premiums that the residents will have to pay. Regarding property insurance, increased premiums are being applied to areas with high crime ratings. If the subject property is sold to someone who doesn't follow the same rules, the crime rate could increase as was reported in Calhan.

**Mr. Ed Kovitz** spoke in opposition. He resides nearby and operates an RV storage facility that was established 30 years ago (legal, non-conforming). He is concerned about fire danger. He read an article that states 85% of grass fires are caused by unattended campfires. The proposal includes over 100 campsites, is within one mile of 5 subdivisions, and one-half of a mile from the Town of Peyton. Microbursts happen frequently. He concluded by bringing up the future requirement of a 300-year water supply. He stated that he saw a news report that climate change is causing underground water supplies to dry out.

**Ms. Niki Fields** spoke in opposition. She read from her letter that was supplied to the board and has been uploaded to EDARP as part of the record titled "Public Opposition – Niki Fields"

**Mr. Paul Otis** spoke in opposition. He stated the proposal is relocating RVs from other locations into the subject area. He mentioned other places that serve as campgrounds and RV storage. He stated water in Peyton is limited and should be considered.

**Mr. Monte Goodrich** spoke in opposition. He stated that the proposed rezoning is not compatible because all surrounding properties are A-35 or RR-5. There is no commercial zoning in the area. There is limited commercial use on three surrounding properties. One is a tractor repair service, run by a single individual, which supports nearby agricultural uses. The only advertisement for that service is a sign indicating the entrance. Another service provided in the area is wild game and livestock meat processing. The business is not advertised as a retail establishment but provides a service to the agricultural community. The RV storage facility is legal non-conforming and provides a service to the surrounding residents. Another business mentioned, Colorado Civic Construction, is located on A-35 zoned property and operates out of a "shop-minium" from which he lives. Business is not conducted from the property and there is no advertisement for a commercial establishment. He stated that none of the mentioned commercial uses are comparable to or compatible with the proposal. They are limited services to the immediate community.

**Mr. Alex Martinez** spoke in opposition. He paraphrased the letter previously provided, titled "Public Opposition - Martinez, Alex" in EDARP, incorporated into the record.

**Ms. Bonnie Kattau** spoke in opposition. Stated that there is only one firefighter on staff in the area and the remaining members volunteer out of Colorado Springs. She owns Maggie's Corner Store,

located at Peyton Highway and Highway 24. She stated that her store would be able to provide the RV Park guests with all their needs, so the applicant doesn't need to put a store on their own property. She previously served as a volunteer firefighter and was an EMT in Peyton. She has a disabled adult son that will be triggered by additional people in the community. She stated that many people who live in rural areas are away from commercial activity for the same reason – to keep disabled family members away from that activity. She mentioned that she believes retired military and veterans live there for the same reason. Agriculture is calming. She spoke about the lifestyle in rural communities. She stated that many people moved to the area with the understanding that the Master Plan did not allow commercial uses and the rural feel would be preserved. She asked what right someone had to come into their community and change the culture.

**Mr. Brian Hadfield** spoke in opposition. He read from the letter he provided, which is part of the record and uploaded to EDARP, titled "Public Opposition - Hadfield, Brian".

**Ms. Teresa Fields** spoke in opposition. She lives directly across the road from the proposal. She stated that the proposed driveway will be directly across from her parents' house which is on her property. She stated the zoning change and resulting RV Park are not compatible with the character of the area. She is concerned about the disruption the Park will cause her family. If the rezoning is approved, it would result in there always being an RV Park across from her home; never being able to enjoy a quiet summer evening again. She stated the rezoning would only benefit the property owners, not the community. She stated the RV Park would be an unprecedented, incongruous, incompatible leapfrog change.

**Mr. Daniel Soligny** spoke in opposition. He recently moved to Peyton and lives near the proposal. He stated that he learned about the proposal one month after purchasing his property. He stated a rezoning to RV Park is not what he anticipated in the area and is why he purchased where he did. He mentioned the investment he made, the time it took to achieve his goal, and the lifestyle he intended for his family. He mentioned traffic, views, and the burden of visitors. He further mentioned the Fire District and law enforcement impacts. He doesn't believe the site is suitable for the use and he believes it should remain A-35. He stated agricultural land should be preserved.

He stated that a stay lasting 3-9 months would be a short-term rental, not a vacation. He questioned the ability to manage guests staying for that period and mentioned that any stay lasting longer than 2 weeks requires an eviction in Colorado. He questioned the comment of support for the site near medical facilities if there are none available in the Peyton area. The applicants stated no open fires would be allowed but then supporters mentioned s'mores. He is concerned about the potential of changing intentions after the rezoning. He stated that the RV Park in Calhan was not permitted to have a dump station because it was deemed unsafe, so he questions why it would be allowed in Peyton. He is opposed to the allocation of resources, namely water, to visitors.

**Ms. Anita Squier** spoke in opposition. She lives nearby on a private road. She is concerned about lost drivers using their road. She mentioned that they were not consulted during the process. There is a bus stop near their road. She lives on land zoned A-35 and she would like the area to maintain that character. She mentioned her view of the hill on which the campground will be located. She stated that when she goes camping, she looks for places close to amenities. She has

never camped in a rural residential area. She then mentioned the traffic that will be generated and the safety of traveling on Peyton Highway.

**Mr. William Mistretta** spoke in opposition. He stated he lives 5 miles from the proposal. He spoke about the LDC criteria that states, *"The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions."* He stated that there is nothing similar to the proposal in the area. He then stated rezoning should not be detrimental to the surrounding area or detrimental to health, safety, or welfare. He mentioned that there is only one access point to the site permitted to accommodate over 100 campsites. He mentioned the implication that would have in case of a fire. He stated that the proposal would not be harmonious with the character of the neighborhood. As evidenced by the number of residents in opposition that attended the PC hearing, along with the number of letters submitted, he believes it is safe to say that the proposal is not harmonious.

**Ms. Renae Hollenbeck** spoke in opposition. Reiterated the comments made by Mr. Goodrich. Overall, he mentioned residences that have accessory commercial components which support the community. She added that Ms. Barlow had mentioned a kennel and stable as well. The residence that owns a stable has been there for a long time. They built a barn with pens. They had 2 ponies for a short while; the property does not actively operate a business. She stated that the RV Park would be the only commercial operation in the area.

**Ms. Kari Martinez** spoke in opposition. She stated that the existing zoning was applied to the land for a reason. She mentioned the development of Colorado Springs and Falcon, heading towards Peyton. Wildlife is being displaced to the subject area. Livestock is also in the area. She stated that when people are bored because of the lack of amenities, they will cause trouble.

**Mr. Ed Henning** spoke in opposition. He asked questions about the process of rezoning and its permanence. He stated that he purchased his property from the same LLC proposing the rezone. He doesn't think it's compatible with the existing area. He mentioned his view. He stated that the rezone would only benefit the applicants, not the community. The community does not want the RVP rezoning or to have the proposed RV Park in their community. He is concerned about changes to the intended purpose/management. He stated his property value would decrease and the cost of drilling wells could increase. He asked if the community would be required to cover building costs. He stated that approval of the subject rezoning could spur subsequent rezoning in the area to support the RV Park, changing the community. He worries about management of the high number of guests and mentioned fireworks and fire risk. He expressed a concern that the adjacent 5-acre property with the proposed house the applicants will live on could be sold separately, resulting in no on-site management. He then prayed.

**Mr. Markewich** asked County staff if the applicants were required to provide the amount of information that they did regarding the intended use.

**Ms. Herington** answered that the applicant was not required to provide a site plan or to identify the number of RVs. Rezoning requests are only required to provide a Rezoning Map and a Letter of Intent related to the LDC criteria for approval. The detailed information up front is above and beyond what is required.

**Mr. Markewich** then asked if the applicant could substantially change their stated intent after potential rezoning approval. Are they held to the site plan included during this stage?

**Ms. Herington** stated that the LDC has zoning standards that the applicant would be required to stay within. Conditions of approval could also be applied to the rezoning. Nothing holds the applicant to their stated intention at this stage.

**Mr. Markewich** clarified that a condition of approval could be applied to the rezoning that ties approval to a site plan “roughly similar to” what they’ve discussed at this hearing.

**Ms. Seago** suggested using more concise language but confirmed that adding a condition of approval to include very specific details from what was presented. She suggested mentioning any specific documents that depict details needing to be captured. She stated that she could assist in the wording of that condition, if needed.

**Mr. Markewich** asked if including a condition like “not to exceed 110 campsites” would be allowed.

**Ms. Seago** confirmed.

**Mr. Markewich** then suggested to the applicant that they may want to consider additional conditions of approval such as temporary closure December – February, restricting the length of stay, prohibiting contractual agreements with FEMA, banning open fires, or allowing propane firepits only. He asked if those conditions of approval would be appropriate during the rezoning or if they should be addressed at a later stage.

**Ms. Seago** answered that conditions of approval like that could be included but need to be a furtherance of the criteria of approval. For example, if the board considers that the rezoning is only compatible with the surrounding area *if* “x, y, or z” are happening, then those types of conditions should be included in the record. If the condition of approval is to make the rezoning more palatable to the neighbors or is a personal preference, that would not be legally supportable.

**Ms. Herington** added that County staff could also take note of those suggestions to be used during review of the future Site Development Plan.

**Mr. Markewich** asked if there was anything available to prevent a potential future buyer of the RV Park from deviating from the expressed intention of the Park by the current applicants. Will the future owner be bound by the same conditions of approval?

**Ms. Seago** answered that the rezone (or Site Development Plan) would always be bound by the conditions of approval tied to the BOCC resolution.

**Mr. Bailey** reminded the board that the applicant would need to appear before them again for at least one future step of the process. If the proposal is significantly different at that time, the board will be able to address any concerns.

**Ms. Seago** reiterated that if the parcel goes through the subdivision process and the resulting adjacent property (on which the applicant declared they intend to live) is separated, the two properties could potentially be sold independently of one another.

**Ms. Barlow** provided rebuttal. Regarding conformance with the Master Plan, she stated that there have been changes to the area since the blanket zoning was applied in the 1990s and a new Master Plan has been adopted since that time. She stated that the subject property is within a priority development area which indicates there will be development along Highway 24. Regarding the comments that tourism and commercial uses are not permitted in the subject area, the Master Plan only identifies those supporting uses in the Mountain Interface area of Highway 24. She stated that she doesn't imagine the County intended to restrict that use from other places throughout the County.

Regarding the RV Park not benefiting the community, the camp store was specifically criticized at the neighborhood meeting. It was portrayed as becoming a direct competitor to Maggie's Corner Store. Having it set up to only serve RVs that visit the site will not detract from community patronage at the Corner Store. RVers will still have the option to also support the local economy. If approved, the RVP property will be taxed commercially and 58% of that money will go to the school district.

The reason the applicant invited supporters to speak in favor of the proposal was to dispel the myth that people who stay at the RV Park will be criminals and pedophiles targeting children at the bus stop. Those types of comments are extremely offensive. The proposed RV Park will be high quality and will attract normal people looking to enjoy a vacation. The proposal will not provide permanent housing. The comparisons to other RV Parks (like the one in Calhan) are inaccurate; this proposal is going to be different from the others.

She stated that the proposal will fit the description of limited commercial regarding impact. The traffic impact is so low that CDOT did not request an access permit be pulled. Most traffic will not coincide with school traffic. The peak period of use will be during the school's summer break. The anticipated times of day are also expected to differ. She stated that many of the concerns were fear-based and have more to do with change. She argued that there will not be harm or detriment to the community from the proposed use. There were comments indicating people didn't have a problem with RV Parks but that they shouldn't be in the subject area but in commercial areas. The applicant wants to create a different atmosphere that attracts people wanting to enjoy the rural area.

The applicant is open to added conditions of approval that restrict the intended use to tourism. The definition of RV Park in the LDC is not helpful. She suggested the Code revision differentiate between RV Parks intended for housing and those for tourism. The applicant is open to adding a condition restricting the duration of someone's stay. The applicant is also agreeable to a condition capping the quantity of sites to 100. The site plan presented reflects the future intent. If anything, the number of campsites may decrease. Water and sewer capacities may impact that.

The RV Park and RR-5 properties are proposed to be separated for financing purposes. It is the applicant's intention to live on the RR-5 property for the rest of their lives. After that time, things could change, but one cannot pick their next-door neighbor. The applicant would like to be a good neighbor and their property will provide a buffer between the RV Park and the southern property owner. She stated that the last speaker was the only person with a shared property line to the RV Park. To pursue their chosen business venture, a rezoning to RVP is the only option. The applicant is going through the proper avenue.

**Mr. Moraes** asked what source the occupancy rate (from the applicant's presentation) was based on.

**Mr. Smith**, the applicant, answered that the occupancy rate was based upon statistics provided by OHI. It included the number of campers, the number of couples, those with children, with animals, single individuals, etc. From that information, he gathered that there is an average of 2.2 people per camper. He used that number to estimate the number of visitors per month.

**Mr. Moraes** asked what number of campsites of the approximately 100 proposed would be filled on average.

**Mr. Smith** replied that the estimated standard rate would be 65-70%.

**Ms. Fuller** advised against discounting public comment from people who don't share a property line. She believes many of the people in the area are worried about setting a precedent. She stated that she does not find the request to be in conformance with the Master Plan. She specifically mentioned uses of less prevalence and that the services should be in support of the community. She agreed with the public comments that the proposal would not serve the community as the other commercial ventures were identified to do. The comparable RV sites have more direct highway access and do not appear to cause travel between neighborhoods. Someone from the public used the term leapfrog zoning and she sees that as an appropriate description.

**PC ACTION: BRITTAIN JACK MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P2315, FOR A MAP AMENDMENT (REZONING), LAZY Y ROCKING J RR-5 REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7-1).**

**IN FAVOR:** BAILEY, BRITTAIN JACK, BYERS, FULLER, MARKEWICH, MORAES, AND WHITNEY.

**IN OPPOSITION:** MERRIAM.

**COMMENTS:**

**Ms. Brittain Jack** stated she hates fear-based mongering. She finds it offensive that it's portrayed as a bad thing for someone to want to make a profit or have a business.

**Ms. Merriam** explained that she voted against the requested rezoning to RR-5 because she views the two requests as a packaged deal and she is not in favor of the RVP rezoning siting suitability and compatibility.

**PC ACTION: BRITTAIN JACK MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER RVP231, FOR A MAP AMENDMENT (REZONING), LAZY Y ROCKING J RV PARK REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL FAILED (2-6), RESULTING IN A RECOMMENDATION TO DISAPPROVE.**

**IN FAVOR:** BAILEY AND BRITTAIN JACK.

**IN OPPOSITION:** BYERS, FULLER, MARKEWICH, MERRIAM, MORAES, AND WHITNEY.

**COMMENTS:**

**Mr. Moraes** commented that he does not agree with the argument that the proposal will provide a limited commercial supporting land use to the community. He quoted the Master Plan, "*Supporting land*

*uses are less prevalent and serve an ancillary function that complements the primary land use."* The primary land use in the subject area is Large-Lot Residential, which is primarily single-family detached homes. He listed nurseries, repair shops, studios, bakeries, barber shops, and small-scale businesses that serve and support people who reside in the area as being more appropriate. He did not observe evidence that the RV Park would support or serve people living in the Large-Lot Residential placetype. He does not see compatibility with the placetype. If the RV Park is conservatively occupied at 50% of 100 campsites, that results in 50 RVs on the property at any given point. Given that scale, he does not see compatibility with the surrounding RR-5 or A-35 zoning.

**Ms. Fuller** responded to Ms. Brittain Jack's earlier comment regarding capitalism. She doesn't think anyone present is against someone making money. The question being asked is if the subject location is appropriate for the proposed use.

**Ms. Brittain Jack** replied that she made that remark because she counted at least 4 people from the public make comments along the lines of "these people just want to make money."

**Mr. Whitney** agreed with Mr. Moraes and Ms. Fuller's previous remarks. He does not find the request to be in general conformance with the Master Plan, even when considering tourism and the importance of economic development. While valuable, it cannot be placed anywhere – it must fit. Regarding the LDC criteria, *"The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions,"* the proposal just isn't. He is troubled by the comparison that just because someone runs a tractor repair shop for their neighbors or themselves, they are now deemed commercial and used as compatibility for more intense commercial endeavors. He compared that logic to allowing a vehicle manufacturer because someone operates a Kool-Aid stand.

**Mr. Bailey** explained that he focused on the Master Plan conformance in a broader sense than strictly land use applicability. There are provisions in the Master Plan that he recognizes the proposal as being compatible with. Judgement can be applied as compatibility does not imply an exact match. He mentioned private property rights and that the applicant has the right to develop their land the way they'd like. He further commended the applicant for going through the correct process. He stated the area which received blanket zoning 30 years ago, an area where no one lived, has experienced a significant change since the zoning was applied. The entire Highway 24 corridor is dramatically different than it was. He stated that the proposed type of use will be found in the area eventually, due to growth.

**Ms. Merriam** encouraged and commended public participation in the process. She stated that she voted against the motion because she did not see the suitability or compatibility of the proposal and she heard the messages of the public. She mentioned that legal non-conforming, "grandfathered", uses are exceptions.

**Ms. Brittain Jack** stated that she was part of the Master Plan's adoption for 2 years. Experts advised the board at that time that the County should expect to grow by 250,000 people; they will need to live somewhere. She spoke about her history in the community. She believes people need to embrace growth.

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Ms. Brittain Jack 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.

Mr. Moraes seconded the adoption of the foregoing Resolution.

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

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

~~The Resolution was adopted~~ motion failed by a vote of 2 to 6 by the El Paso County Planning Commission, State of Colorado, resulting in a recommendation for disapproval.

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:

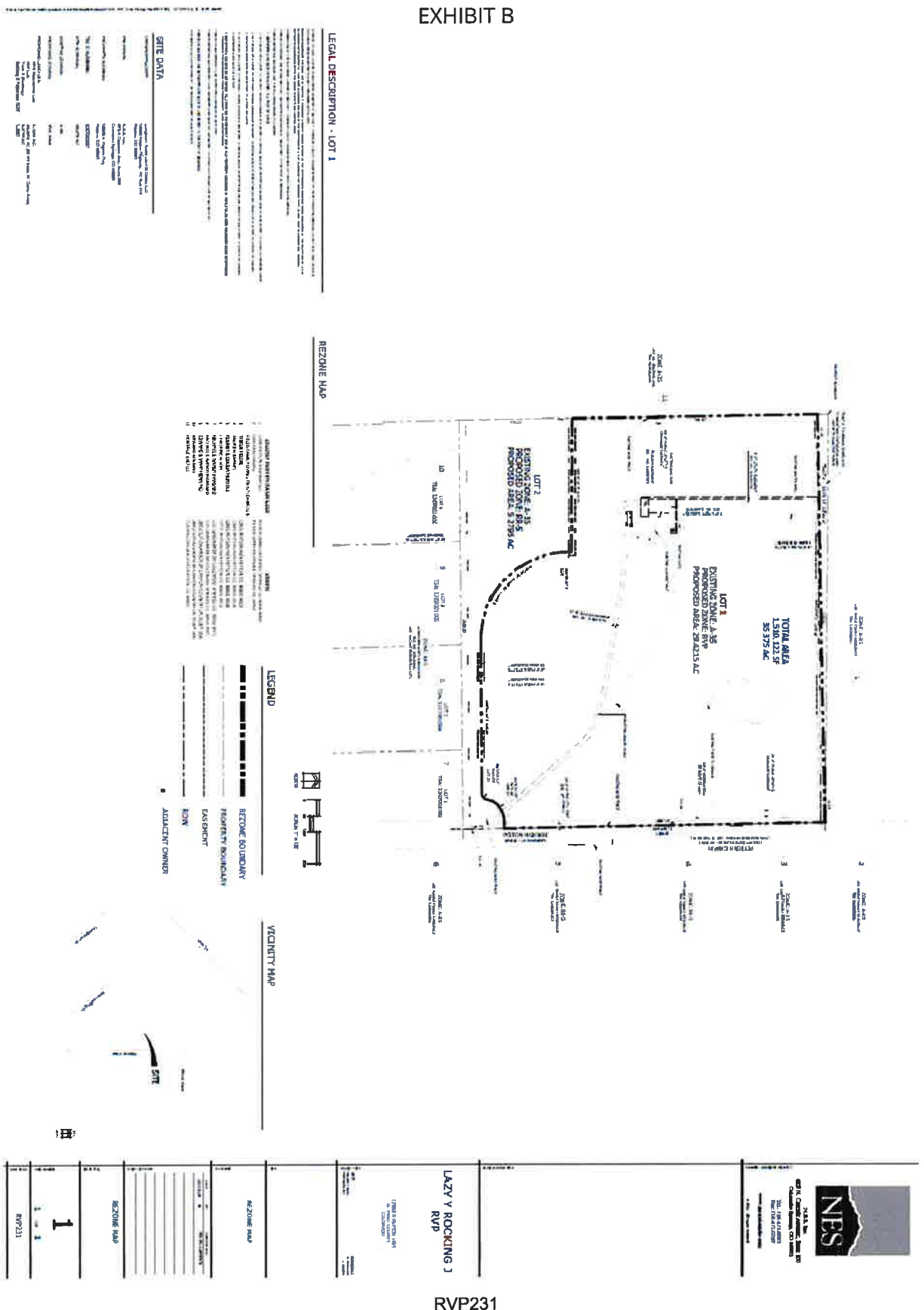
1. N00°50'14"W A DISTANCE OF 1,151.07 FEET;
2. N01°08'36"W A DISTANCE OF 20.31 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY;

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.

## EXHIBIT B



MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Ms. Brittain Jack 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.

Mr. Moraes seconded the adoption of the foregoing Resolution.

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

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

The Resolution was adopted by a vote of 7 to 1 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:

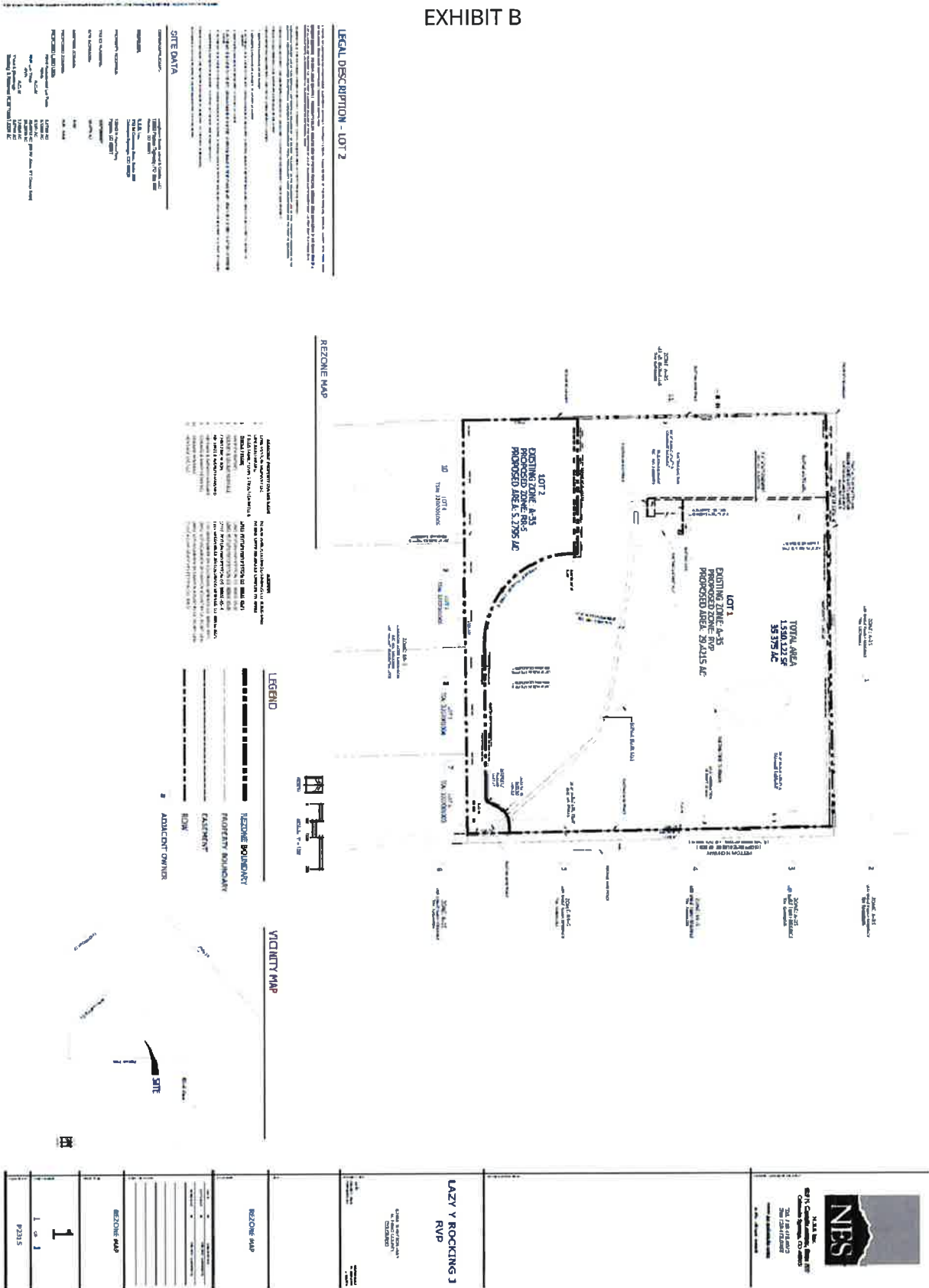
1. S89°47'18"E A DISTANCE OF 425.79 FEET;
2. S00°00'00"E A DISTANCE OF 9.25 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
4. N89°31'44"E A DISTANCE OF 483.38 FEET, 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





COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## 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**

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

### EXECUTIVE SUMMARY

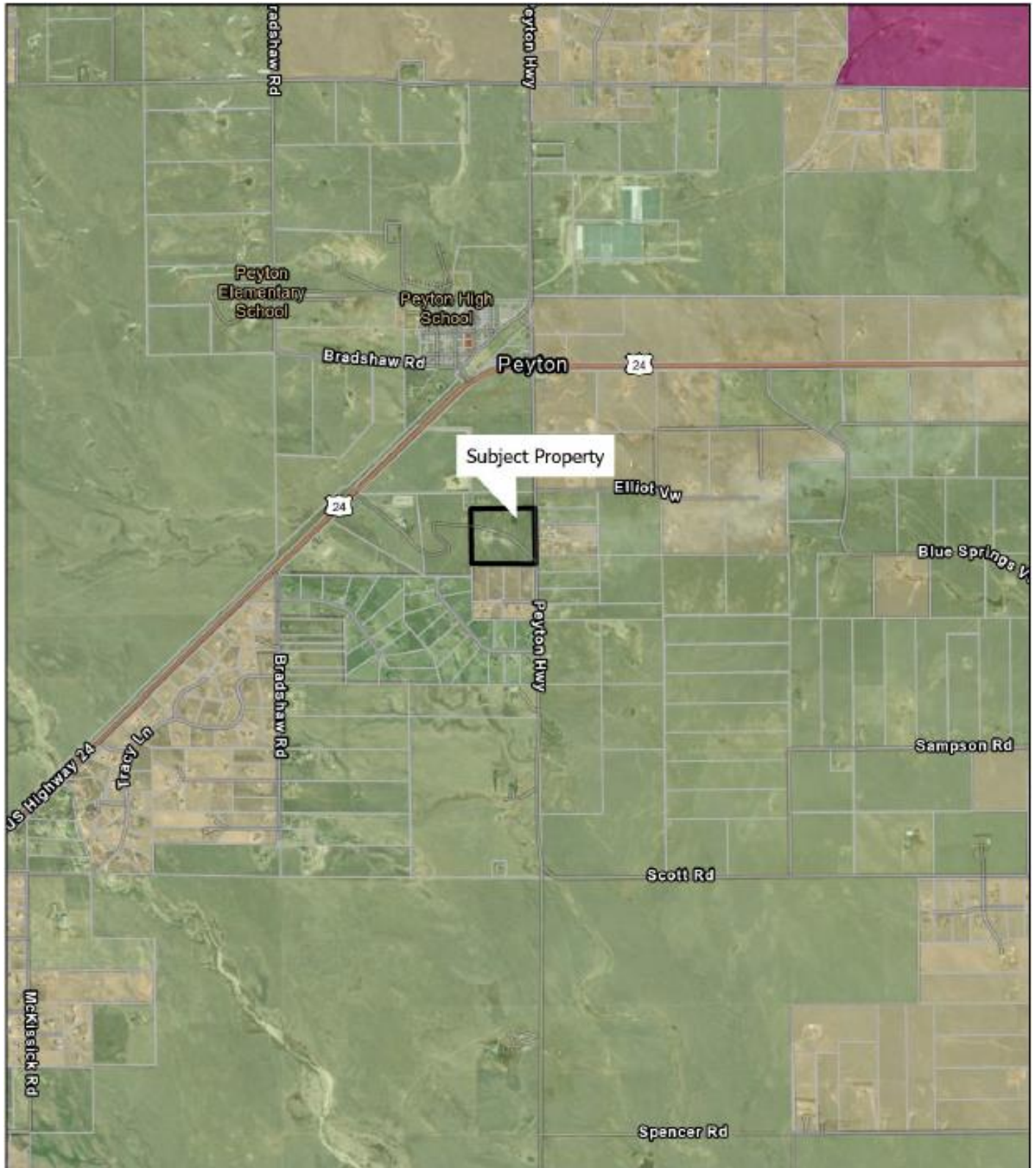
A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 5 acres from A-35 (Agricultural) to RR-5 (Residential Rural) (PCD File Number P2315) and 29 acres from A-35 (Agricultural) to RVP (Recreational Vehicle Park) (PCD File Number RVP231). The property is located at 12960 North Peyton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

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OFFICE: (719) 520 – 6300



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## 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
<b>Minimum Recreational Vehicle Setbacks</b>	
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
<b>Minimum Accessory Structure Setback</b>	
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 7<sup>th</sup>, 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.



## **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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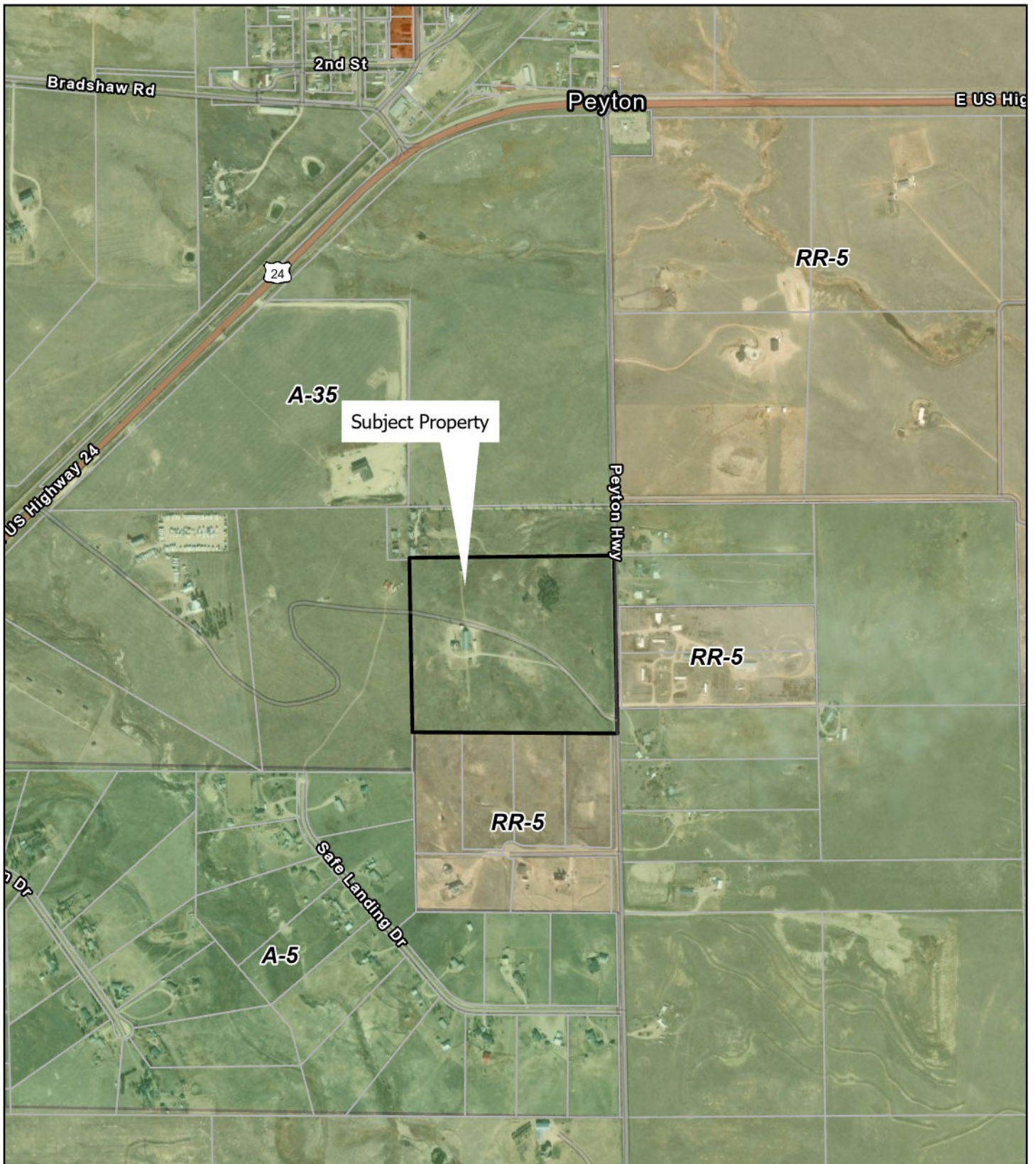
# Aerial Map

File No. RVP231 & P2315 Map Series No. 1



0 0 0.1 0.2 Miles





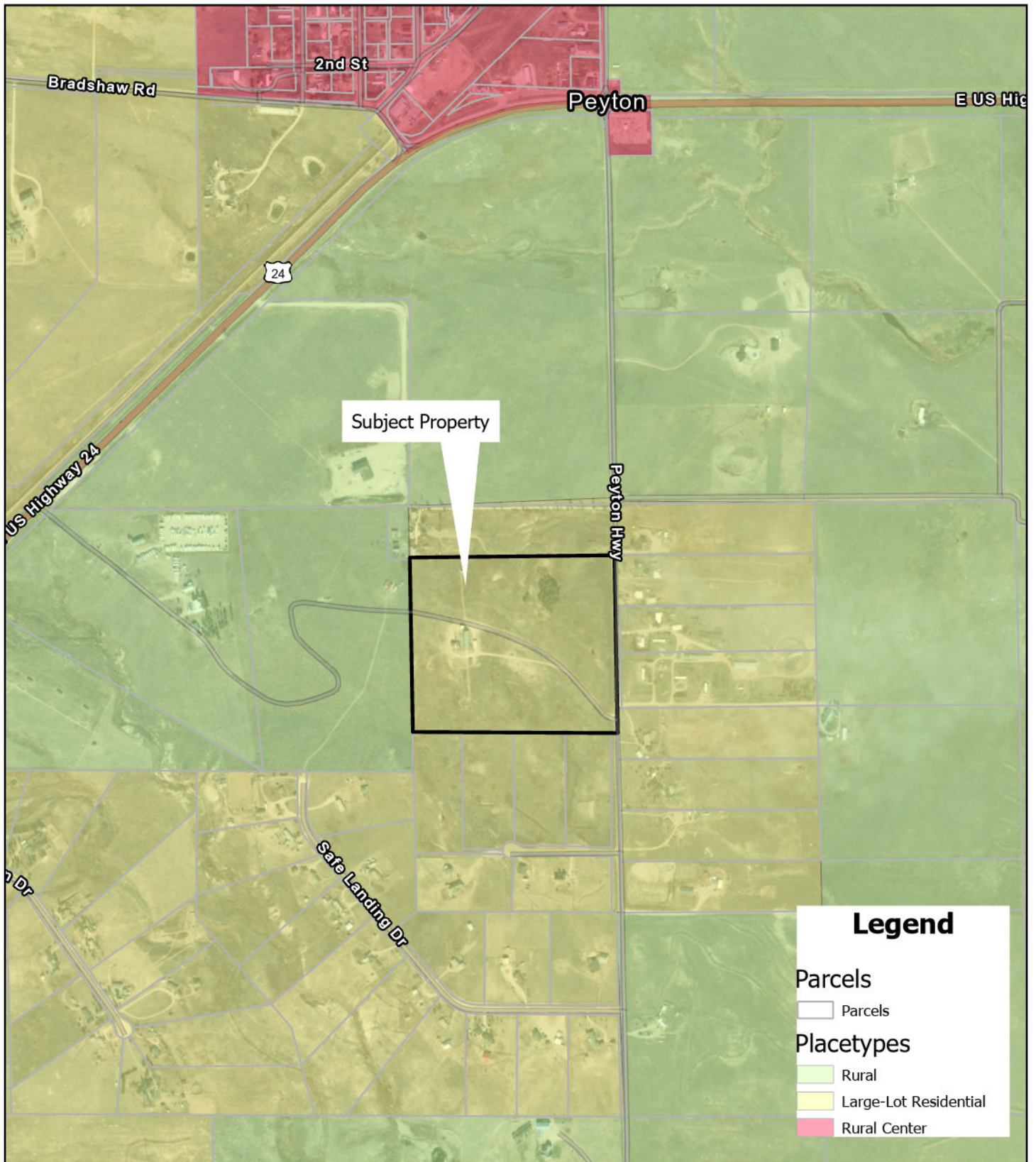
# Zoning Map

File No. RVP231 & P2315 Map Series No. 2



0 0 0.1 0.2 Miles





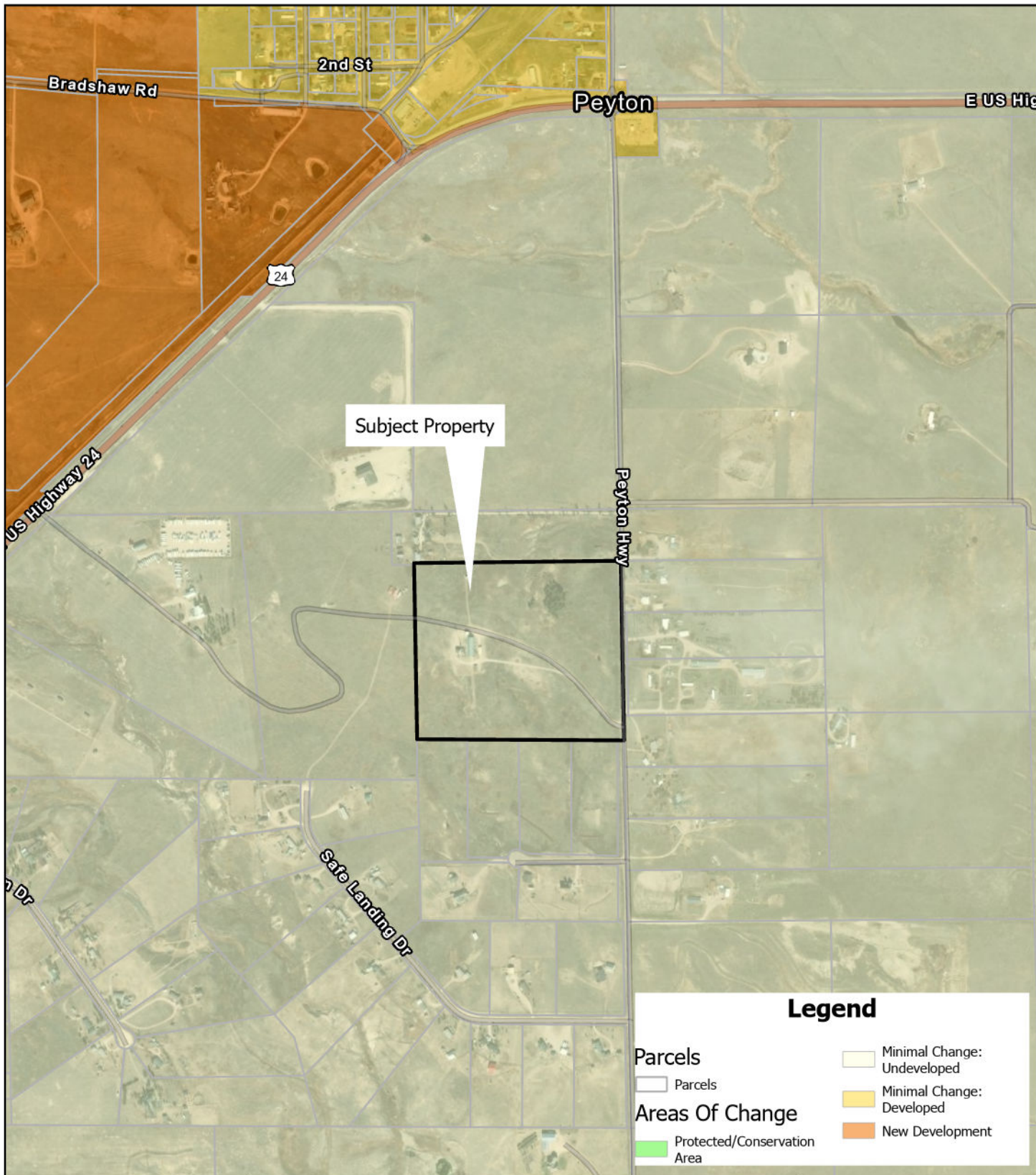
# Placetype Map

File No. RVP231 & P2315 Map Series No. 3



0 0 0.1 0.2 Miles





# Areas of Change Map

File No. RVP231 & P2315 Map Series No. 4



0 0 0.1 0.2 Miles

## **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](mailto: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

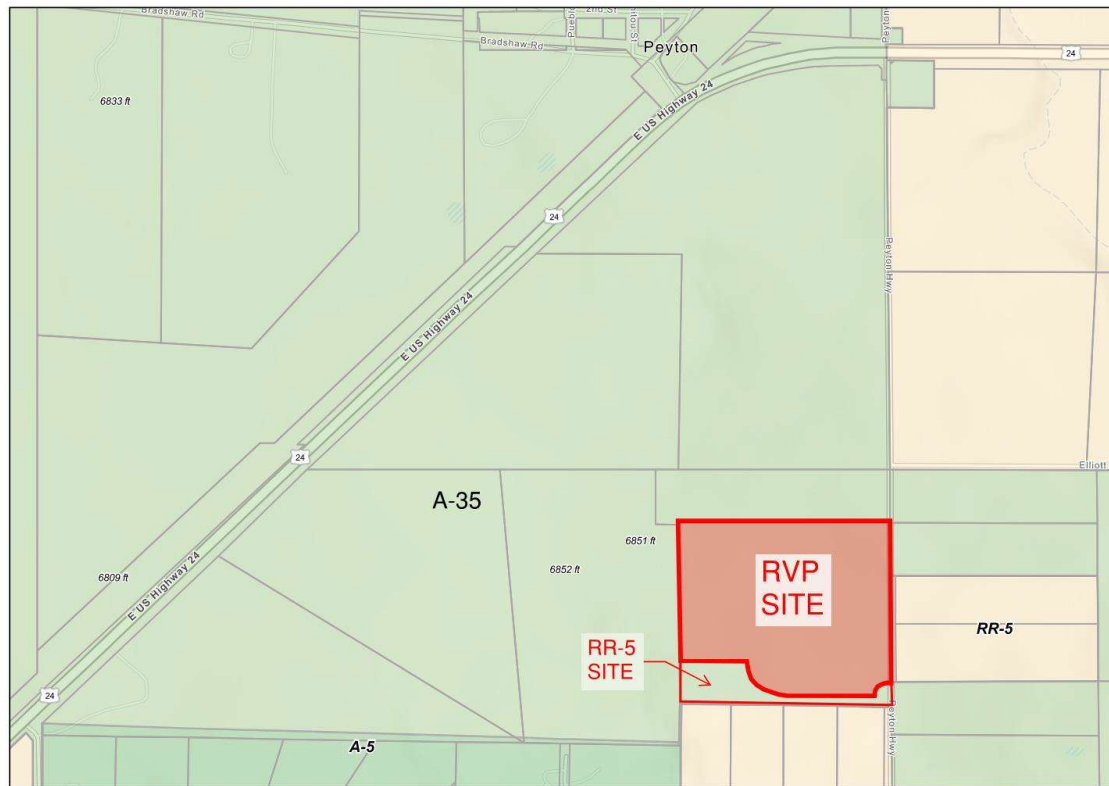
This A-35 zoned property is located west of Peyton Highway and south of East US Highway 24. The site is occupied by a Quonset hut and Telecommunications towers. A single access point off Peyton Hwy is located at the southeast corner of the property. A gravel drive serves the existing Quonset Hut and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

- Commissioner Districts
- Parcels
- County Zoning
- A-35: Agricultural (35 acres)
- RR-5: Residential Rural (5 acres)
- A-5: Agricultural (5 acres)

## **PROJECT JUSTIFICATION**

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

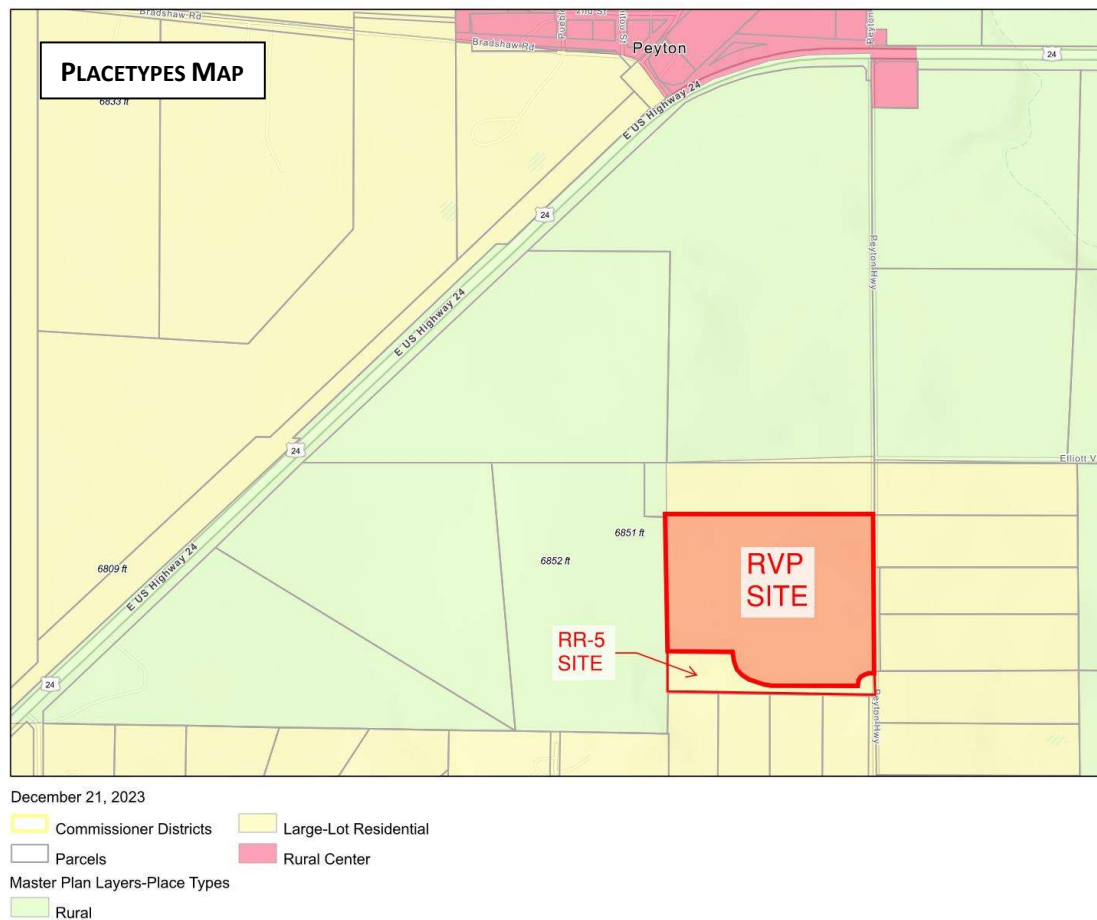
**1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

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**

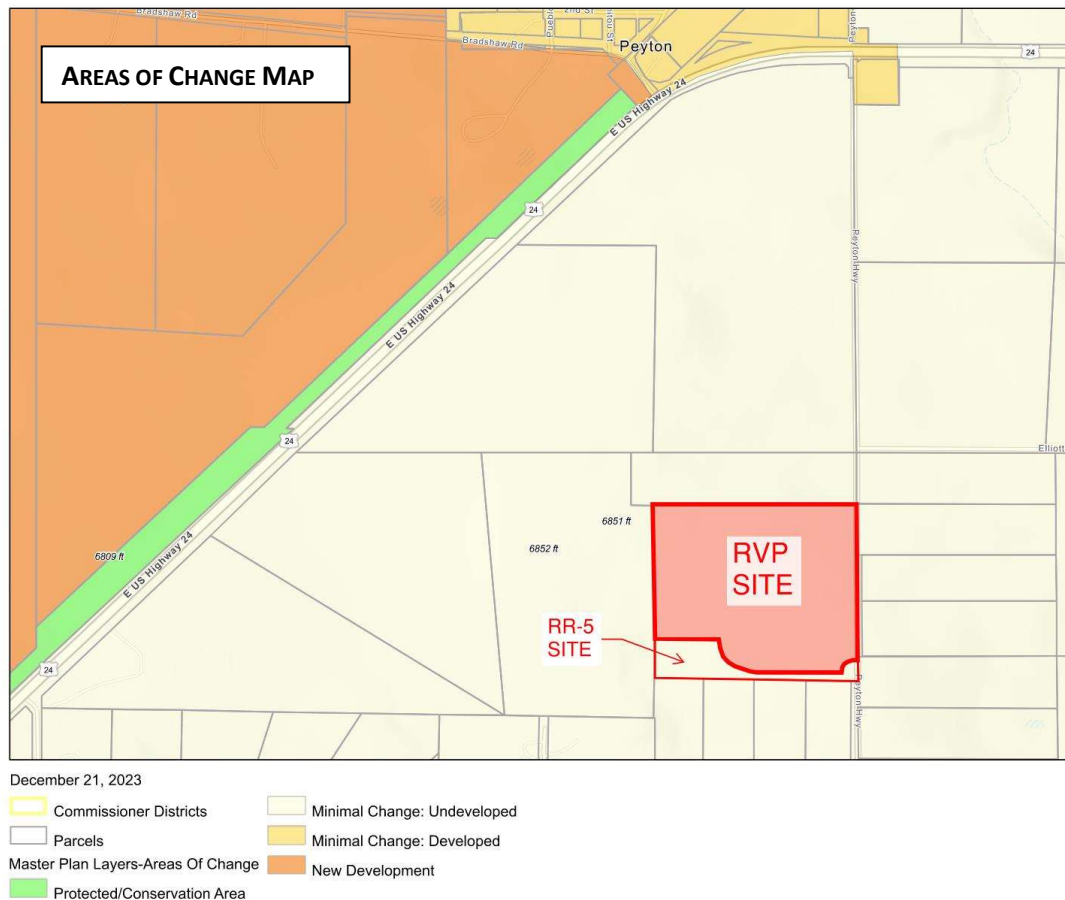
The project site is denoted as a Large Lot Residential placetype in Your EPC Master Plan. The primary land uses in this placetype are Single-family Detached Residential (typically 2.5-acre lots or larger) with a supporting use of Commercial Services (limited). The Recreational Vehicle Park (RVP) proposed 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.



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 ECPH regulations. If tent camping is allowed, provisions shall be made for appropriate sanitary facilities, to the satisfaction of the ECPH.

- Water and wastewater facilities will comply with CDPHE and ECPH 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*







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)

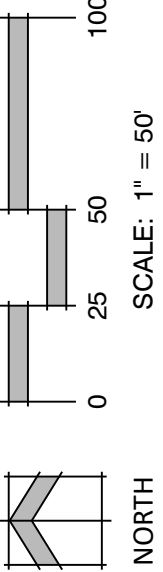
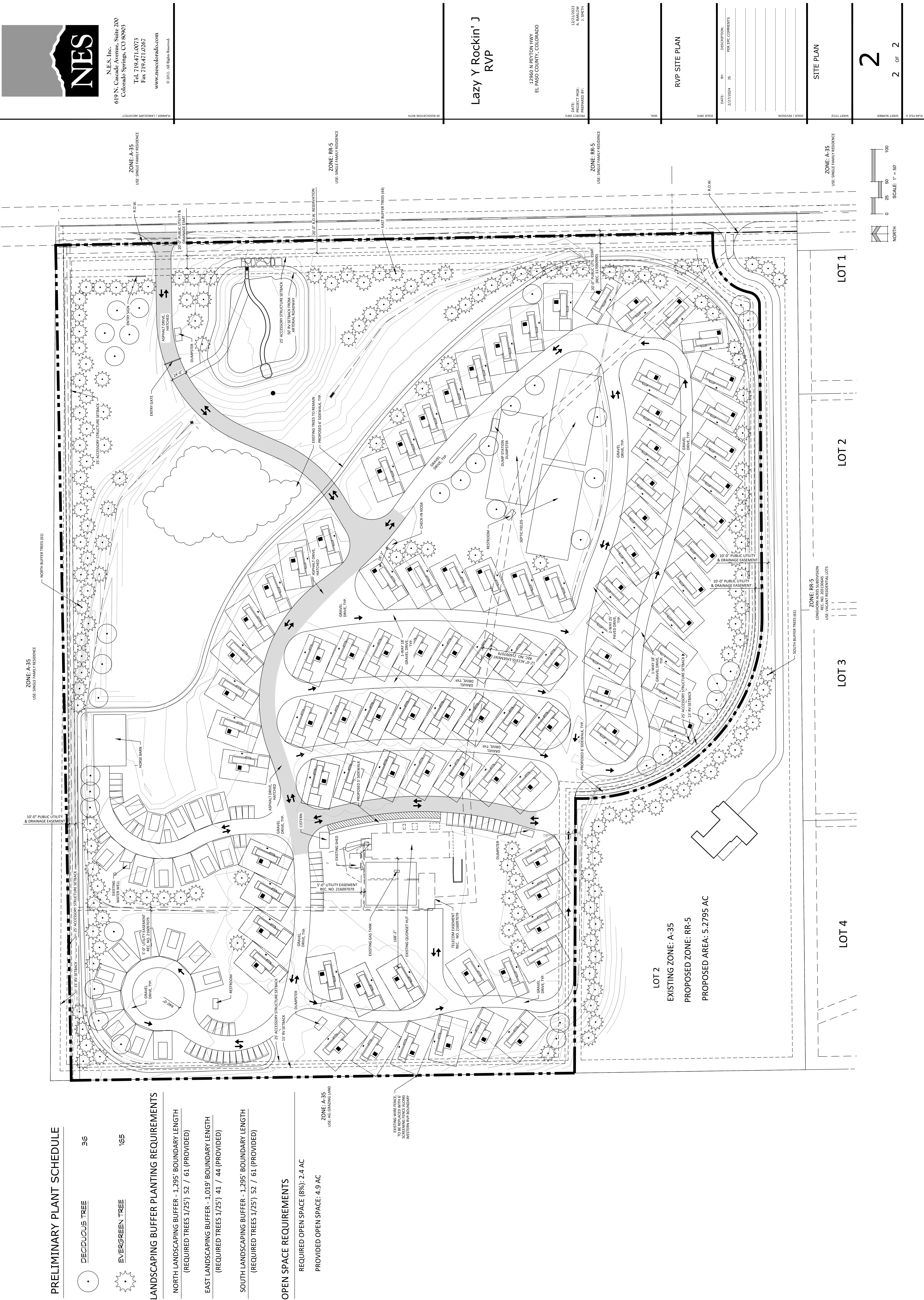
SOUTH LANDSCAPING BUFFER - 1,295' BOUNDARY LENGTH  
(REQUIRED TREES 1/25') 52 / 61 (PROVIDED)

OPEN SPACE REQUIREMENTS

- ZONE: A-35  
USE: AG. GRAZING LAND

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

EXISTING WIRE FENCE  
TO BE REPLACED WITH 6'  
SCREENING FENCE ALONG  
ADJACENT LOT BOUNDARY



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

PLANNERS / LANDSCAPE ARCHITECT

LAZY Y ROCKIN' J  
RVP

12960 N PEYTON HWY  
EL PASO COUNTY, COLORADO

DATE: 12/21/2023  
BY: A. J. SMITH  
PREPARED BY:

PROJECT INFO

RVP SITE PLAN

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

ISSUE INFO

SITE PLAN

SHEET TITLE

SHEET NUMBER 2 OF 2

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.

- 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,

 4/7/24  
Signature Date

Caleb Gudzonas  
Printed Name

12685 Sate Landing  
Address



Date: 4/16/24

**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,

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: 9-4-21

**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,

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**

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Thank you for your consideration of this issue.

Sincerely,

  
\_\_\_\_\_  
Signature

4/4/24  
Date

Andrew Margolin  
Printed Name

14980 Tiborik Loop Peyton  
Address



Date: 4/4/24

**Attn:**

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Thank you for your consideration of this issue.

Sincerely,

Keeri Lemme  
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**

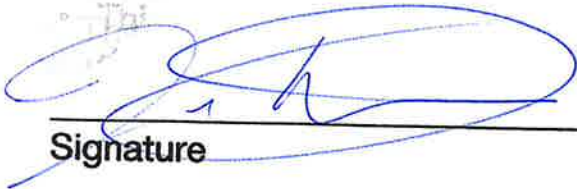
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- Having a commercial business in a residential neighborhood is disruptive to and impinges upon our rural lifestyle.
- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right 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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Thank you for your consideration of this issue.

Sincerely,

This  
off

  
\_\_\_\_\_  
Signature

2/1/24  
\_\_\_\_\_  
Date

Nick Worley  
\_\_\_\_\_  
Printed Name

This  
off

14650 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**

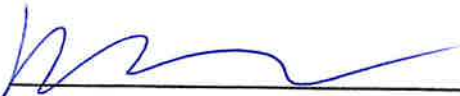
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

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:**

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

Sincerely,

  
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:**

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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**

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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**

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

Sincerely,

Mary Borch  
Signature

4/1/21  
Date

Mary Borch  
Printed Name

17425 Lodgepole Rd Peyton CO 80831  
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

I oppose  
Thank

4/1/24

Date

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**

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

Sincerely,

Joseph Primatore  
Signature

3-26-24  
Date

Thank

Joseph Primatore  
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**

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

Sincerely,

Lorita K Borg  
Signature

3-26-24  
Date

Lorita K Borg  
Printed Name

13685 Manitou St      Peyton CO 80531  
Address

Date: 3-26-2024

**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,

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**

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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

Sincerely,  
Printed Name

Sincerely,  
Printed Name

Date: 4/2/24

**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,

Lisa Lindsey  
Signature

4/2/24  
Date

Lisa Lindsey  
Printed Name

895 Monument, Lot 16 Calhan  
Address

Date: 3/20/24

**Attn:**

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

**Regarding:**

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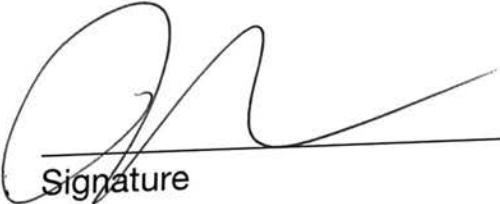
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- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right next door to an RV park.

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

Sincerely,

  
Signature

3/20/24  
Date

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**

**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,

Chl Cost  
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:**

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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 Tiboria 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:**

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

Sincerely,

Jimmy Ward  
Signature

3-20-24  
Date

Jimmy Ward  
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

ROLAND 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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Thank you for your consideration of this issue.

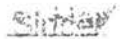
Sincerely,

  
Signature

29 March 2029  
Date

  
Printed Name

14920 Torbs Grvs. Peyton, CO 80831  
Address

  
Print

  
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 Br

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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~~

~~Good~~

~~iss~~

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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:**

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SWANSON

10.11.19

GP

- Having a commercial business in a residential neighborhood is disruptive to and impinges upon our rural lifestyle.
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,

Teresa Field  
Signature

3-27-2024  
Date

Teresa Field  
Printed Name

12915 Peyton Hwy Peyton CO  
Address 80831

Acted



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

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**

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KylieB:

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KylieB


Taf

Gr

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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

3-26-26  
Date

DONNA EVANDIK  
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:**

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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:

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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:

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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:  
Address  
80831

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**

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

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**

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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**

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Thank you for your consideration of this issue.

Sincerely,



Signature

3-23-24

Date

Preston Harpox

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**

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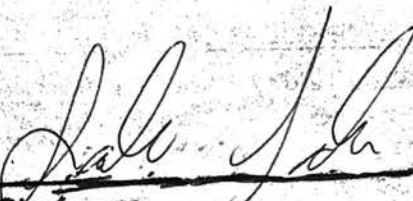


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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

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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Thank you for your consideration of this issue.

Sincerely,

Kim S. Frohbieter  
Signature

3/23/24  
Date

Kim S. Frohbieter  
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**

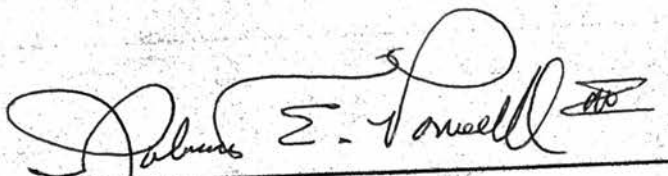
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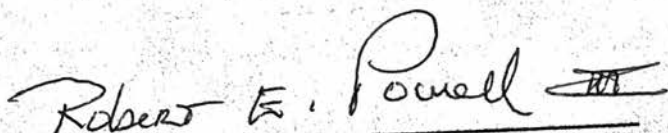
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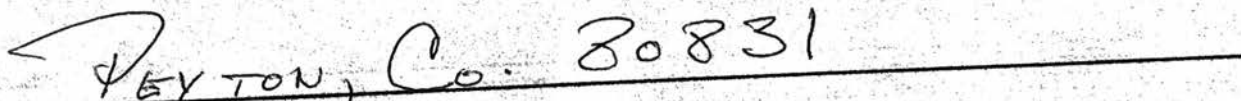
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Thank you for your consideration of this issue.

Sincerely,

  
Signature

23 March 2024  
Date

  
Printed Name

  
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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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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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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I oppose this rezoning and development in Peyton.  
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**

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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 2021

**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,

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**

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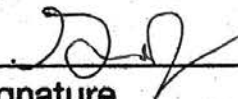
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

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:**

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

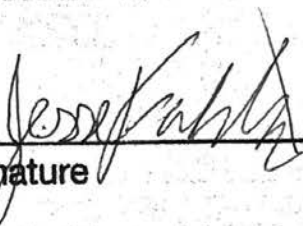
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- This will decrease property values surrounding the park, making it difficult to sell homes at a fair price. No one wants to buy right next door to an RV park.

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

Sincerely,

  
Signature

3-22-24  
Date

Jesse Fahlberg  
Printed Name

6250 Ramah Hwy  
Address

Date: 3-22-2024

**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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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**

**Regarding:**

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

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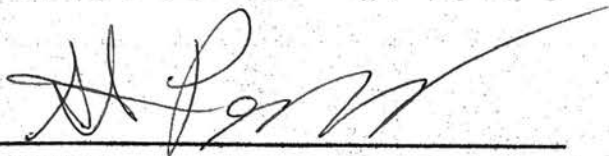
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,



Signature

3-22-2024

Date

Stephen Perry

Printed Name

14534 Tiboria loop Peyton 80831

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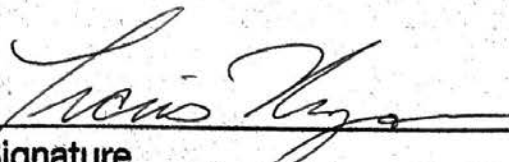
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,

  
Signature

3/22/24  
Date

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:**

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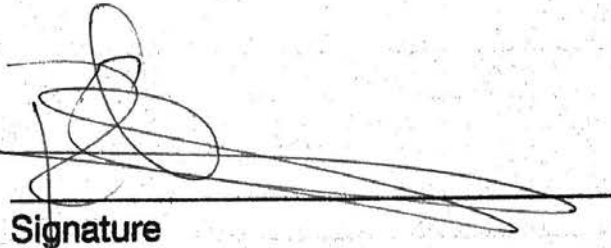


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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,



Signature

3-22-27  
Date

Ross Hadley  
Printed Name

13596 FRONT ST. PEYTON CO 80831  
Address



Date: 4-3-22-24

**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,

  
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:**

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

Sincerely,

Elmer Follwell  
Signature

March 21 2020  
Date

ELMER FOLLWELL  
Printed Name

11850 Tracy Ln Peyton CO 80831  
Address

He'll 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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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:**

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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:

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ISSUED

DATE

TO

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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:**

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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:**

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Thank

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

Sincerely,

Doris L Hildreth  
Signature

3-28-24  
Date

DORIS L. Hildreth  
Printed Name

11550 Peyton Hwy  
Address  
Peyton, Co 80831

Date: 3/26/2004

**Attn:**

**Kylie Bagley, Planner**

**El Paso County Planning & Community Development**

**(719) 520-6323**

**KylieBagley@elpasoco.com**

**Regarding:**

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**KylieB:**

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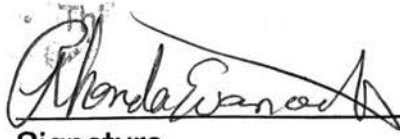
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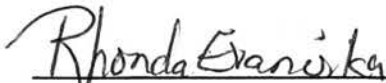
Sincerely,



Signature

3-26-24

Date



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](mailto: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:**

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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 80831  
Address



Date: 3-21-24

Attn:

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

Regarding:

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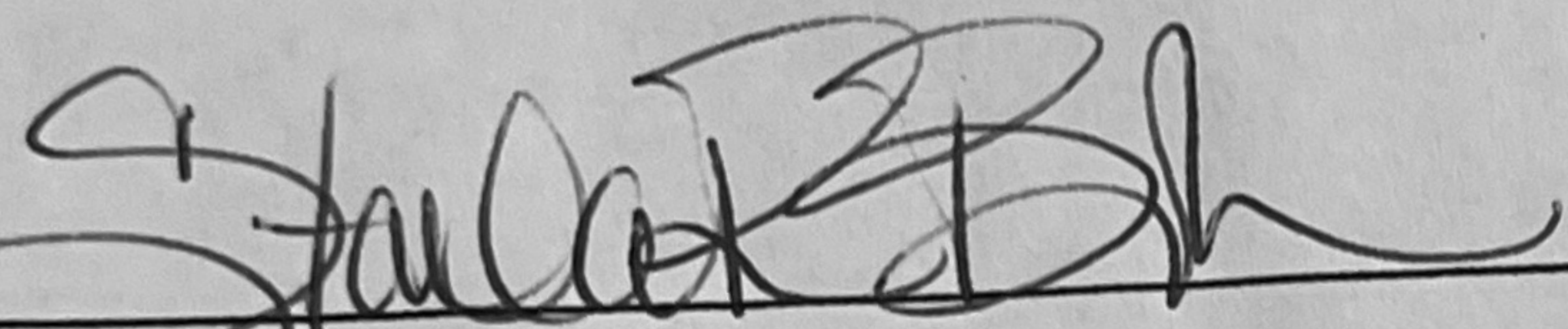
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- There are RV Parks within 10 miles East or West on Hwy 24. This is not a commercial service that is needed in our community, nor do we have services to support this many travelers, such as gas stations, restaurants, propane fill stations, or grocery 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

3-21-24  
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**

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,

Aimee C Bapst  
Signature

3/14/2024  
Date

Aimee C Bapst  
Printed Name

12350 Safe Landing Dr, Peyton CO 80831  
Address

**From:** Aimee Bapst <wiggglebutts7@gmail.com>  
**Sent:** Thursday, March 14, 2024 6:42 PM  
**To:** Kylie Bagley  
**Subject:** Lazy Y Rocking J Park Rezone  
**Attachments:** [Opposition Letter.pdf](#)

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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

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Sent from [Mail](#) for Windows

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**From:** [andrewjbarnes99@gmail.com](mailto:andrewjbarnes99@gmail.com)  
**Sent:** Saturday, March 2, 2024 12:26 PM  
**To:** [andrewjbarnes99@gmail.com](mailto: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.

- 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,

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

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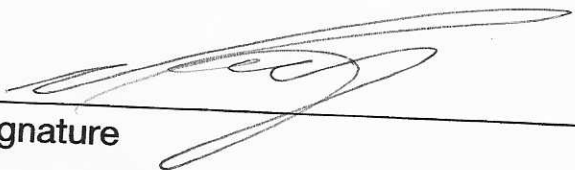
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,

Signature



Date

3/20/24

Printed Name

Richard C. Bowman Jr

Address

12625 Sate Landing Dr Peyton Co 80831

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**

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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,

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 <colorsoundhealing@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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- 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,

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**

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,

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.**

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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 years 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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- 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,

Richard A Fine  
Signature

3/19/2024  
Date

Richard A Fine  
Printed Name

17030 REATA 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:**

**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.

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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:**

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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**

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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:**

**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,

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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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**

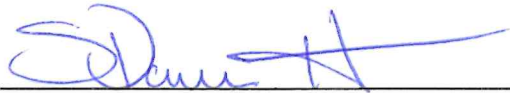
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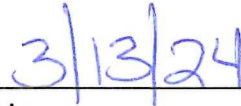
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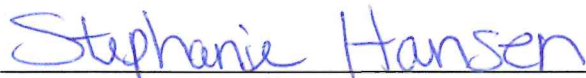
Sincerely,



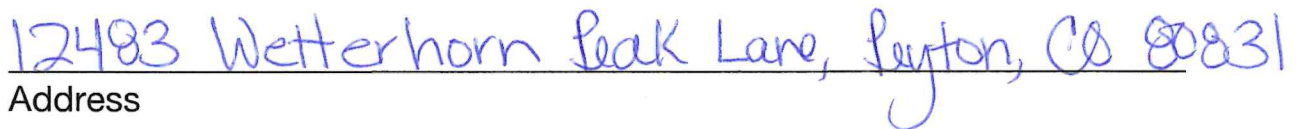
Signature



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.**

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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**

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,

  
Signature

3/12/2024  
Date

KATIE R HARKINS  
Printed Name

14725 Wagon Isle 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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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 even though 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**

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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,

James Henkel  
Signature

3/19/2024  
Date

James Henkel  
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**

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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**

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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**

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,

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

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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 Elliotts 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**

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,

Britt  
Signature

3-15-24  
Date

Brittin Jessop  
Printed Name

12370 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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- 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,

Teresa Jessop  
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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- 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 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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- 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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- 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,

*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**

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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.
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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,

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:**

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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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- 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 &lt;rodjuliamason@live.com&gt;

Wed 3/20/2024 7:00 PM

To: Kylie Bagley &lt;KylieBagley@elpasoco.com&gt;

Cc: Julia and Rodney &lt;rodjuliamason@live.com&gt;

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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>

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**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.
- 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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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,

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

## El Paso County Planning and Community Development

### **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](http://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**

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,

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**

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

Sincerely,

Michael L. Ogden  
Signature

3/16/2024  
Date

Michael L. Ogden  
Printed Name

12525 Sate Landing Dr. Peyton, CO. 80831  
Address

Date: 3/18/2024

**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,

Victoria Ogden  
Signature

3/18/2024  
Date

Victoria Ogden  
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**

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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:**

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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**

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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:**

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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,

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**

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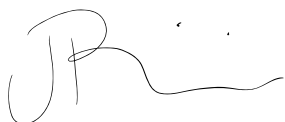
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Thank you for your consideration of this issue.

Sincerely,



\_\_\_\_\_  
Signature

3-16-24

\_\_\_\_\_  
Date

Jessica Polistina

\_\_\_\_\_  
Printed Name

6816 Pfof 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**

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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**

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

Sincerely,

Maegin Ray  
Signature

3-12-24  
Date

Maegin 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**

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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

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**HENRY R. and JANET PARKER RIVERA**

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

March 15, 2024

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El Paso County County Planning  
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Sincerely,

Henry R. and Janet Parker Rivera

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

no name &lt;pikespeakrentals@aol.com&gt;

Mon 3/11/2024 11:25 PM

To:Kylie Bagley &lt;KylieBagley@elpasoco.com&gt;

**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.**

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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](mailto: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](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.
- 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,

Wendy Spillar  
Signature

16 May 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

George Squier  
Anita Agui

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**

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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- 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,

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.

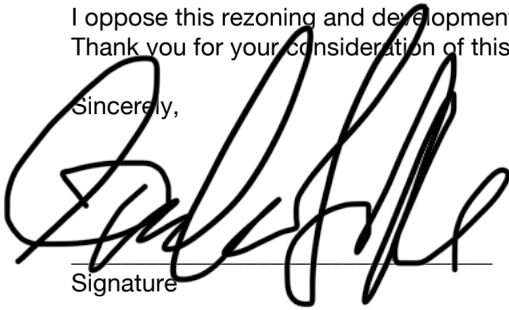
this application to rezone the property at 12960 Peyton Hwy from

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.

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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

3/20/24  
\_\_\_\_\_  
Date

Nathan Trice  
\_\_\_\_\_  
Printed Name

18970 Pinn 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.
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- Concern about water drainage problems, wastewater, and sewage issues.
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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

14 MAR 24  
Date

Enmanuel A. Tioceo

Printed Name

12993 Peyton Hwy. 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**

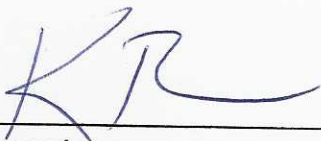
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I oppose this rezoning and development in Peyton.  
Thank you for your consideration of this issue.

Sincerely,

  
\_\_\_\_\_  
Signature

3-16-24  
\_\_\_\_\_  
Date

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

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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>

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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



On Tue, Jun 18, 2024, 2:33 PM Anthony Tribuzio <[anthony.tr@calhan.co](mailto:anthony.tr@calhan.co)> wrote:

Row Labels	Count of Incident
01/01/2023-06/01/2023	
1001 5TH ST	40
1450 5th St	1
1451 8th St	39
1477 8th St	13
<b>Grand Total</b>	<b>93</b>

The Calhan PD responded to our RV park addresses 93 times in a 6-month period. Sometimes our numbers are higher and sometimes lower but tend to stay in the same ballpark.

**Anthony Tribuzio**  
**Sergeant**  
**Calhan Police Department**  
**556 Colorado Ave, PO Box 236**  
**Calhan, CO 80808**  
**W-719-347-2586 EXT-111**  
**C-719-640-2349**  
**Fax-719-347-2581**  
**"You must be the change you**  
**wish to see in the world."**  
**-Mahatma Gandhi**





June 12, 2024

Board of County Commissioners

RE: Letter of Opposition for the Lazy Y Rockin' J RV Park

I am writing this letter on behalf of the Peyton School District 23JT. My name is Derek Burnside and I am the superintendent at the Peyton School District. I fervently support local business and enterprise, and want what is best for the Peyton community and district. Still, in this instance, the Flying Y Rockin' RV Park would cause a myriad of issues for the Peyton School District. Issues that are not in the best interest of our students, families, and parents.

The proximity of the proposed RV park will cause increased traffic on our already busy thoroughfares such as Bradshaw Rd. and Highway 24. This increased traffic, especially with large trailers and RV's, will hamper the ability of the school district to effectively transport students. Additionally, more traffic on the road with young drivers could lead to more accidents. The Peyton School District is diligent in our work to keep students and staff safe. With the introduction of an unvetted and temporary form of housing, such as an RV park, there could be individuals who could be considered a threat or unsafe to our students or schools. There is no effective way to ensure that the people staying in the park or coming in and out of the park are truly safe community members.

Lastly, there are four RV parks within a 25 mile radius of Peyton. Those parks have access to larger metropolitan areas and the resources and infrastructure needed to support the park. With Peyton being unincorporated, there are not enough resources to support the park and guests. It will put a strain on our limited local businesses and resources.

In conclusion, the implementation of the Rockin'rv Park does not align with the community values or make up of Peyton. The Peyton Community is extremely close knit and supportive of the school district. Whatever affects the Peyton Community, positive or negative, also affects the Peyton School District. Thank you for your consideration.

If you have any questions please contact me at 719-749-2330 or at [derekburnside@peyton.k12.co.us](mailto:derekburnside@peyton.k12.co.us). Thank you for your time and consideration.

Sincerely,

***Derek Burnside***

Derek Burnside  
Peyton Jr.-Sr. High School  
Principal

Peyton  
Schools



District  
23 JT



## Details

**Case Number:** CCM-2409606

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII):** No

Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** File Number RVP231; Project Name Lazy Y Rocking J RV Park Rezone

**Notes (Describe the issue for the Commissioner):** I am writing to express my concern about the possible rezoning referenced above. I have lived in Peyton 16 years and am less than 4 miles from the proposed rezoning. We chose to live in Peyton because we loved the community culture here, the heritage of land and animals and agriculture. Myself and all my neighbors have animals such as chickens, lamb, cow, goats, turkeys etc. Every property surrounding this proposed area is residential with agricultural applications and use. The rezone would not fit in with our community. It would disturb our animals and land use and disrupt the heritage we have out here. This is just not the right area to put in an RV park. It does not conform with the established residential properties in Peyton. The RV park traffic flow affects our already poorly maintained roads, much of which are dirt. Adding large RV vehicles coming in and out would further deteriorate our roads and pose safety concern for our elementary school children because their bus stops are located near the proposed park. We already have significant challenges in our water supply system with wells going dry due to the volume of housing developments surrounding us and cutting into Peyton. The proposed RV site would put a serious strain on our aquifers and would endanger local resident existing water wells. We live far out into El Paso County and our existing response times for Law Enforcement/Fire/EMS are already long and difficult. We have only a local volunteer fire dept that would be forced to service the RV site. RV campgrounds offer a huge fire danger, particularly with our very windy prairie. The winds kick up fiercely and quickly, making fire a constant threat, even in colder temps. With longer response times a small grass fire can quickly consume all the surrounding houses and structures and cause devastation. Please consider that you as a board recently did a proclamation "recognizing El Paso County's rich cultural history and the traditions that define the spirit of our community." An RV park rezone would destroy our community's spirit of agriculture, residents who are strongly bound together and tight knit, ranching, land preservation and family oriented. We pass our land to our children and pass on our heritage and love of our prairie. Please do not allow our heritage to be undone. Sincerely, David & Buffi Cavanagh

## Contact Info

**Buffi Cavanagh**

Individual  
Complainant

**Call:** (719) 210-2550

**Email:** cavanaclan@gmail.com

**Address:** N/A

**Updated by:**

Anonymous

**On:**

06/10/2024



To EPC Zoning Board:

June 13, 2024

This letter is to address the current application/letter of intent on the table for rezoning from A-35 which is zoned for the conservation of farming, ranching and agricultural use only to RVP zoning. This property is located west of Peyton Highway and south of East US Highway 24. Surrounding the property currently in question are properties zoned as RR-5 and A-35 used for grazing and conservation of farming, ranching and agricultural uses. Also surrounding this property is the Launch Pad Estates Subdivision and Blue Springs Ranch Subdivision located in the surrounding area of the property owners (Longhorn Acres Land & Cattle, LLC-owned by Scott and Dierdra Smith) requesting rezoning. These subdivisions are also zoned as residential/agricultural use. All subdivisions surrounding the property in question are slated for conservation of farming, ranching, and agricultural uses with LIMITED commercial.

These subdivisions have covenances that state how the land is to be used. Launch.Pad.Estates covenant states <in part>: Intent: “to protect and enhance the value desirability, and attractiveness of said Property. Restrictions are kept to a minimum while keeping in constant focus the right of property owners to enjoy their property in attractive surroundings, **free of nuisance, undue noise, and danger**. Further, it is intended that the natural environment be disturbed as little as possible.” Nuisances and trash: “No activities shall be conducted on any lot and on improvements constructed on any lot which are or might be unsafe or hazardous to any person or property. No light shall be emitted on any lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted on any lot which is unreasonably loud or annoying, and no color shall be emitted on any lot which is noxious and offensive to others.” Prohibition of re-subdivision: “No lot shall be re-subdivided into a smaller lot for building purposes”. Blue.Springs.Ranch.covenant states <in part>: Intent: “protecting and preserving the present and future values of the described property and desires to develop and maintain a quality subdivision...it is necessary and proper to place the following covenants and restrictions on said property for the mutual protection and benefits of present and future owners of lot”. Land Use, Building Size and Type: “no tract is to be used for any other purpose except residential or agricultural....no more than one single family dwelling....each residential tract shall have on one water well....**no noxious or offensive activities shall be conducted on any portion of the property, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.**”

In the letter of intent, on page 3, it states “the application is in general conformance with the EPC 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.” This area has not seen any significant change in the character of Peyton in at least 20 years. This area is NOT captured under the EPC Master Plan adopted in May of 2021 and does NOT check many of the boxes listed on page 26 of the EPC Master Plan. The plan states that this site is identified as a “minimal change: underdeveloped area” and 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. Currently there are no “built out” sites surrounding the property in question. According to the EPC Master Plan of 2021, no “Tourism Commercial” is slated. RVP land use consists of more dense development than RR-5 and will bring “Tourism Commercial” to the area and is completely out of character with the surrounding land uses as well as the EPC Master Plan (2021). Rezoning to RVP will alter the essential character of the surrounding area and the decline in conservation of farming, ranching, and agricultural uses will begin.

On page 5 of the letter of intent is the Core Principle #1 which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county”. This request of rezoning to RVP in this area of the county does NOT “preserve the character of the area”. The character of the area NOT “tourism Commercial” but is to preserve the conservation of farming, ranching, and agricultural uses of the land.

Core Principle #4: **Transportation and Mobility**: which 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”. This proposed RVP wants to accomplish this by connecting people to Rock Island Trail which begins/terminates in the town of Peyton. In order to reach this trail by walking or biking at this point in time, you would have to walk or bike down a two-lane Highway to and from the trail and CROSS OVER highway 24. This two-lane stretch of Peyton highway has blind hills and driveways with NO shoulder or biking/walking lanes. There are no crosswalks or safe ways to cross the busy highway at the intersection of Peyton Highway and Highway 24 (VERY busy intersection). The other way to reach this trail is to take your vehicle and park it near the trailhead and there is no room for parking for the amount of people “tourism commercial” would bring to the area. Supposedly there is a “proposed” trail called the Black Creek Squirrel Trail (PROPOSED location would be 3.5 miles from the proposed RVP) that would connect bikers/walkers to Homestead Ranch Regional Park which is over 6 miles away from the proposed RVP. This is a very tiny park and wouldn’t support “tourism commercial” that this would bring to the area. In order to get to this PROPOSED trail, you would again either need to bike/walk 3.5 miles to get to the trailhead by the same way you would get to Rock Island Trail or drive to the location and hope there is enough parking for “tourism commercial”. This does NOT follow the EPC Master Plan (2021) and would increase the danger of not only those who choose to try to get to the trails but those traveling the areas by vehicles as there is NO room to give when passing bikers/walkers. Please note that this trail is PROPOSED which means that this trail is only *UNDER CONSIDERATION* and there is nothing stating this is going to be built and there isn’t any mention of this trail in the EPC Master Plan (2021).

On page 6 of the letter of intent is the **Water Master Plan**: “this property is **NOT** within the growth area identified for Region 4c” of the EPC Master Plan (2021). RV travelers often use water randomly, leading to excessive water consumption with drinking, bathing and waste disposal.

### **Water Impact**

- The park calculates 12.57 total acres feet water use out of the Denver aquifer; the state allows 13.31 total acres feet; this means that at full capacity the park would easily go over that allowable amount as RV travelers often use water indiscriminately.
- All the area uses that aquifer, and the current residents would be losing water to the RV park campers who do not live here or understand the current water scarcity; local residents could easily find their wells dry.
- The owners proposing the park indicate their solution is to fine campers for excessive use; this does not put water back into empty residential wells or pay for drilling new wells at a cost of \$85-\$150,000 per household.

#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, & 30-28-116: “the proposed rezoning fulfills the goals of the County Master Plan.....complies with the statutory provisions that allows County’s to establish, limit, regulate or amend zoning with the unincorporated parts of El Paso County in.the.interest.of.public.health?safety.and. welfare< j.This project DOES NOT meet the goals of the EPC Master Plan (2021). The goal is NOT to bring “tourism Commercial” to the area. The surrounding community feels that this is NOT in the interest of public health, safety and welfare for the above reasons and the following reasons:

### **Sewage**

- A septic sewage plant is proposed that if overwhelmed will have run off going directly onto neighboring properties.
- We often have surprise heavy down pours that can lead to sewage systems being overwhelmed; the run-off could contaminate local resident wells with raw sewage
- Contamination from raw sewage in the wells of neighboring properties affects drinking water, their animal’s water, our local waterways, and the environment.
- Wastewater contaminants include bacteria, viruses, disease-carrying pathogens, metals such as mercury, lead, cadmium, and arsenic. These contaminants would kill our local vegetation and wildlife.
- This is a serious health concern that the owners of the park have never mentioned and have no contingency for.
- Concern about constant sewage smell in our residential area.

### **County Road Issues**

- Roads poorly maintained in our area
- Existing dirt roads that will be torn up by RV traffic w/no additional monies allotted for repair
- Exit and entrance to RV park is right across from an established school bus stop
- Local area bridges are not built for heavy continued commercial use

### **Traffic Study (and the communities concerns about safety):**

- Done during January so NOT accurate depiction of traffic during warmer months when park would be open and RV traffic at its height (owner has stated that this is to be open only part time during the summer months; therefore, making a traffic study in January is irrelevant)
- There are no turn lanes or merge lanes going in or out of the RVP on a two-lane highway (Peyton) that is not zoned for heavy commercial use with the driveway used being on a blind hill:  
**\*\*\*: June 13, 2024 (witness account):** 6:14 pm: While standing on my back porch, staring up at the proposed RVP site, I witnessed a fellow neighbor attempting to exit their driveway with a 5<sup>th</sup> wheel RV camper (approximately 30’ log) in tow. For close to 5 minutes, they waited and attempted to pull out on to Peyton Highway headed North. After multiple attempts, he was allowed access by a courteous neighbor slowing to give time and room to safely articulate. Now, with the sizes of the coaches, diesel pushers and 5<sup>th</sup> wheels of the past decade increasing in size to 45’ or better, and with the average RV and towing vehicle lengths averaging upward of 50’-52’, how is the current traffic and safety for the surrounding community to be handled with the current state of Peyton Highway without reconstruction”?-Monte Goodrich
- People ride their bikes all the time on the shoulder of the highway to get to school or local markets and people ride their horses in as well. This is already a safety concern due to there being no

bike/horse lanes and the speed at which is allowed on that highway and the blind hills spots in that part of the highway right outside the projected RVP. The increase of traffic would be of major increase of concern for safety

### **Agricultural Impact (Vegetation, Domestic Animals, livestock, wildlife)**

- Construction of RV park will include removal of vegetation and animal habitat to make room for campsite, access roads and amenities, this leads to fragmentation between habitats
- Fragmentation of habitat leads to disruption in the movement of wildlife, affects breeding patterns and species distribution.
- RV generators produce air and noise pollution which can disrupt wildlife habitats and cause stress to domestic animals, livestock, wildlife and the agricultural land this area is zoned for.
- Increased traffic and campsite outdoor entertainment noise (tv, radios) all increase the noise pollution and bring stress to the environment
- RV emissions and their corresponding vehicles increase air pollution and foul odors.
- The increase in human presence negatively affects the agricultural land and its animals.
- RV parks are difficult to get all parties to obey noise and activity curfews and are difficult to enforce.
- All these disrupting factors will affect the current balance of this area; affecting animals and their environment permanently and negatively.

### **Light Pollution**

- Animals and humans are affected adversely to light pollution
- Light pollution refers to artificial light that is excessive or misdirected
- Too much light or light shooting off in all directions causes negative effects such as: increased cancer rates, heart problems, obesity and sleep problems in both people and animals.
- Excessive outdoor lighting disorients nocturnal animals and agricultural animals & affects their natural behaviors.
- Affecting agricultural animals can lead to monetary damages to residents around the RV park whose animals cannot breed well or don't lay eggs or produce milk.
- Outdoor light pollution wastes energy and contributes to negative climate change.
- Artificial light at night (ALAN) is the most extreme environmental alteration; it disturbs nocturnal animals cause them to have problems finding food and water when there is too much light at night because it reveals them to their predators and conversely keeps predators from being able to hide from prey.
- Diurnal species like frogs are attracted to and disoriented by artificial light leading them to unsafe environments.
- ALAN alters the secretion of melatonin in both animals & humans causing problems with natural biological rhythms.

### **Fire/EMS/Law Enforcement**

- Our location has slow response times already for enforcement; often over 20 mins
- There is 1 officer for 500 miles with slow response times of 42 minutes 21 seconds for non priority call with priority calls taking on average 29 minutes 18 seconds
- Local fire dept is voluntary with 17 members and would be forced to cover RVP site; only has capacity to cover 30 "sites" and park is planned at 110 sites
- The fire station operates on a \$260,000 a year budget and currently serves 1,400 residents. They completed 600 calls last year. There have been no finances available to upgrade or expand the fire dept in Peyton for several years. On 06.04.2024 a nearby responding fire department in Hanover,

CO that could respond to our area if back up was needed just lost two of their own trucks and there was significant damage done to their firehouse. Monies that could be used to upgrade Peyton's fire department will need to be diverted to help them recover which would result in prolonging plans to upgrade

- High fire danger in our area
- High winds routinely in our area
- Property owners of RV park do not have any security in place prior to their living on the park grounds to provide security
- Residents routinely shoot firearms in area, many have private gun ranges, would generate excessive calls to sheriff for shooting concerns from RV occupants not familiar with gun use in our area
- In case of fire-evacuation routes would be significantly impeded to get everyone out safely. Currently this is "open range" and in case of a fire that livestock, domesticated animals and wildlife are unable to escape or be evacuated-fences are often cut open giving them an escape route-having an RVP in the projected area would significantly impede their safety as well
- Ambulance response time is currently 20 minutes. June 11, 2024: Colorado Springs fire chief Randy Royal and Mayor Mobolade wanted to end the AMR ambulance service due to their response times and turn the ambulance services over to the fire departments because their response time is faster. This was denied. An increase in the amount of people to the area could impede the already delayed responses
- Revenue from the RVP would NOT be enough to sustain the additional work load

### **School Impact**

- Opens door to transient/permanent living area; puts stress on already stretched school resources and provides no additional per pupil funding for school

### **Other Impacts**

- Decrease in property values
- Properties here have been in our family for generations; we purchased this property to be able to enjoy our land and lifestyle and have invested in our land
- The park proposes veteran and disabled children's events; there are absolutely no local groups in Peyton that would partake in these events- Locals have acreage and will not be interested in events when they can camp on their own land if they wanted a "staycation"; why would anyone camp 10 mins from their house?
- RV campers seek amenities near their campground, there are NO amenities in Peyton; we have a single small park, no restaurants, no gas station, no museums, no big shopping or trail system (only "proposed" trails that are not done yet)
- We have 1 local grocery/supply store that would be impacted by business being taken away from it due to the proposed on-site campers store
- FEMA has the right to use the property in case of emergency and could take the RVP over for housing use for long term temporary or permanent housing. This would lead to *FULL-TIME YEAR-ROUND* occupancy and would cause SEVERE strain on the local area to include the school. THE RVP would not create enough revenue to help sustain this increase. This area is NOT ready for this to possibly be the case in the future.



In conclusion: This proposed RVP is not in line the EPC Master Plan (2021) and having commercial tourism will overwhelm the surrounding areas. Allowing this RVP rezone will be in complete disregard for our communities dreams and rights as land owners. The proposal for this RVP is to be only used part of the year during the “summer months” (broadly states with no actual summer months that would be included listed-this was acknowledged during the first meeting of the community that Scott and Dierdra Smith attended and saw the major opposition by the community to this project). When they choose to sell to new owners-everything “promised” to the community (keeping it part time and no living on site to name a couple) will be null and void and we will have no say in the matter. The construction of the proposed RVP will not preserve the character of the surrounding areas. Constructing an RVP in this area will have considerable environmental consequences. The environmental consequences of this kind of project are incompatible and are not complimentary with the area’s zoning for conservation of farming, ranching and agricultural resources. These are just some of the reasons why we believe as a community that the current request for RVP rezoning be denied.

Thank you.

Sincerely,

The Peyton Community

(written/put together by: Gynger Goodrich on behalf of The Peyton Community)

**Good morning.**

**For all of you who don't know me, my name is Brian Hadfield. I and my wife Kristen are residents of the Peyton community. We are the owners of Gunslinger Ranch, which is just down the road from this proposed RV park. We are proud of our community, and I consider it my honor to speak on behalf of my neighbors.**

**I have compiled some information and statistics on our law enforcement assets in this immediate area. I have also found some information regarding our fire department, Colorado Flight for Life, and the communities that assist when emergencies arise.**

**Our major law enforcement protection currently falls under the El Paso County Sheriff's Office. I had the opportunity to speak with Sgt. Robblee about our concerns, and he was happy to share with me some interesting information. Sgt. Robblee told me that there is usually only one deputy on duty for any given day that doesn't have a significant planned event occurring, such as Peyton Days. This one deputy provides coverage for approximately 500 square miles. El Paso County is 2,130 square miles. So, this one deputy on duty covers approximately  $\frac{1}{4}$  of the county's area, including Peyton. The statistics provided to me were for two separate categories. Category 1, priority calls, has an average response time of 29 minutes and 18 seconds. Category 2, secondary calls, has an average response time of 42 minutes and 21 seconds. Other calls with lesser priorities are mainly handled by phone reporting due to the lack of available deputies on duty. These response times, combined with the total coverage area that this one deputy on duty at any given time**

must cover, to me was shocking. Adding the high volume of campers that would be staying in the RV park, thus falling under the jurisdiction of our already strained responsibilities of the sheriff, would have a negative impact on both the RV park customers and our community regarding everyone's health and safety.

I then talked to Sergeant Anthony Tribuzio of the Calhan Police Department. Calhan is located only 10 miles from Peyton, and has an RV park in the town, thus being comparable to this proposed park. Sergeant Tribuzio mentioned in conversation that a significant number of their calls come from the RV park in Calhan. He provided a letter to me that the department responded 93 times to the RV park location over 6 months from January through June of 2023. He mentioned that the Calhan police department does provide aid to the EPSO deputy who patrols the Peyton area if needed. This further supports the fact that the law enforcement in the Peyton area is already spread too thin. The additional burden this proposed RV park population would put on our law enforcement could have a devastating effect on our community's safety.

Other neighbors and I also spoke with the fire departments of Peyton, Calhan, and Falcon. Peyton Fire Department has 17 volunteers who worked on 600 calls last year and operates on a budget of only \$260,000 annually. This proposed RV park could not bring in enough revenue to support the additional funding needed for the increased workload it would cause for our Fire Department. The Falcon Fire Department shared that they provide aid if needed to the Peyton area. For automatic aid calls, such as structure and brush fires, their average response time is

**12 minutes 19 seconds. The Calhan Fire Department is similar to Falcon in that they also assist Peyton Fire when requested.**

**Another emergency response unit I talked to was Flight for Life Colorado, which provides critical care air transport to our area in emergencies. They noted that their aid must be requested by the first responders to the emergency such as law enforcement, fire department, ambulance, and search & rescue. This means they would not even be dispatched until the initial emergency aid arrives and assesses the situation. With the already high response times in the Peyton area, the RV park would further delay medical aid as it will undoubtedly increase the current response times. This could mean the difference between life and death for somebody.**

**The fact that neighboring law enforcement and fire departments from Calhan and Falcon routinely provide aid in the Peyton area shows that our emergency services are spread too thin for the current population. Adding this RV park would further burden our departments and could be devastating to those facing emergencies in our community.**

**Of note was also that the Falcon and Calhan law enforcement representatives I talked to had not even heard about this proposed RV park yet. This shows that due diligence and courtesy for those planning this RV park were ignored by not communicating with all emergency response organizations that service this area.**

**To end, what emergency plans will be in place to ensure the safety of both the RV park patrons and the surrounding community? What is the evacuation plan? Is the park non-smoking? What about campfires, grills,**

**generators, vehicles, and other fire hazards that could cause a wildfire in this already high-fire-risk area? Taking this property that is zoned agriculture and changing it to zoning that would allow this high number of people concentrated in less than 40 acres would be a potentially devastating choice for this community. There is nothing positive that this proposed RV park would offer our community in regards to our emergency response, it would only hurt it.**



File# RVP231

Project Name Lazy J RV Park Rezone

Description: Rezoning from A-35 to RVP

Applicant: N.E.S.

EA Number: EA238

To the El Paso County Planning Commission and Board of County Commissioners:

Thank you for allowing me the opportunity to speak today against the rezone of A-35 to an RV park. Let me start off by saying that, first and foremost, I am here as a community member, but I have also been blessed to be elected as the President of the Peyton 23Jt School Board. I do not take it lightly that my job is to represent my voting shareholders. As a community, we are not against the building of commercial properties in our area - if it brings a benefit to the town of Peyton. As a matter of fact, I am aware that commercial building would greatly increase the funding to our school and help us to improve our buildings and increase staff pay. However, rezoning this long standing agricultural property to that of an RV Park would not benefit our community at all. As a matter of fact, it would be a drain on our resources with no financial benefit. The very little revenue that an RV park brings into the community is not enough to pay for the drain on our sheriff, our school district, our park, our trail, our roads, our volunteer fire department, and our emergency medical services. In addition, this specific rezone would not be in the best interest of our community and brings plenty of safety issues.

We have confirmed with the town of Calhan in reference to their RV Parks that since there are no improvements to the land, the only revenue paid by the owners will be based on the vacant land. Having temporary structures such as RV's on the property do not add to the assessed value, therefore no additional funding is paid to the state or county. Also, owners have a second rezone request to make the remaining 5 acres of the original 40 acre agricultural lot into residential land. This means that the home, the only real improvement on this land will be zoned residential and therefore this land will not have to pay additional commercial taxes that would benefit our community. The owners seem to be making sure that this RV park will only benefit their pockets while only being a detriment to our area.

This rezone is a major disservice to all resources. What we are fighting today is the rezoning, not the pretty RV Park that they are presenting. Once this land is rezoned, there is no going back. The owners do not have to continue to follow the park rules they are promising us. When they need to make money on their investment how long will it be before they allow long term living in the park? All of the glorified ideas they have put into their Letter of Intent do not have to be followed after it is approved or once they decide to sell the park. If that happens this park could easily turn into low income living with even more of a drain on our resources.

Our schools are already in need of roofs, waste water treatment facilities, higher salaries, building upgrades, and additions. However, there is not funding for that to happen. We are currently searching for grants and governmental assistance to improve our facilities. Our district receives very low commercial income already and this RV park will not offer any additional contribution. As discussed with the town of Calhan, temporary housing like that of an RV Park brings more obligation to our already

overworked and underfinanced school district. It would require more specialized teaching staff and add to our counseling work load. As the letter from the school board states, "kids living in transient communities often require special services and our school district does not have the resources to accommodate that." This RV Park would not provide any per pupil funding or county funding that would help the school district to break even. Would it be right to make these accommodations for non-tax paying residents and take away from the students whose parents have been paying taxes and involved in this community? Please hear me, it is NOT that we don't want to help any student that comes our way, we just need to know that we will have the financial resources to care and provide for those students that do come our way and this property being zoned RV Park does NOT provide the necessary resources, to the contrary, it will only add to our list of our financial deficits.

Next is the concern of the RV zone being so close to the school bus stop. We are a close and tight-knit community where parents still feel safe allowing their children the independence to walk to the bus stop to wait for the bus. Unfortunately, when you add in enough campers to fill 110 camp sites that do NOT belong to this community, you are risking the safety of these students. Although the owners state that they will vet the RV's coming to stay and they will have to be newer and in good shape, there is no vetting the people in those RVs. The safety of our children is number one.

This property has direct, unobstructed views to our elementary and jr/sr high school. That means that anyone staying at this RV park have the ability to see our children. Think about if you would want anonymous, transient strangers to have the opportunity to watch your children arrive, attend and leave school on a daily basis. Our schools are supposed to be safe havens for our children and we should not make decisions that jeopardize them or allow them feel as if they could be targeted. Worst case - someone could spend a week at this RV park watching a child, tracking them, pick them up and be gone out of town immediately. No address, no traceable information, nothing. What then? Will these property owners be held responsible or you for choosing to approve their plan to make a buck? When you combine over 110 strangers and 1 sheriff in a 500 mile radius, this is NOT keeping our children safe and I challenge you to explain how this is in the best interest of the safety of the students in our community.

Another comment made by the town of Calhan was that, although they get no tax revenue from the RV park zone, the Calhan police department spends most of their time at the RV Park dealing with various issues of those staying there. There is nothing else to do in this area. The nearest public park is over 6.5 miles away from this rezone, and our trail system consists a dirt trail that follows Highway 24, not a real attraction to tourists. As much as I love Peyton there is not enough to do here to keep travelers busy and out of trouble. I will reiterate, once this is rezoned to RV Park, there is no going back and there is no telling what the future holds in regards to the rules the owners set or how long they own it.

In addition to the students waiting at the bus stop there is a major safety issue with these huge, nice, new vetted RV's traveling down a little two lane highway like Peyton Highway. There are hills just before the entrance. Imagine driving over a blind hill to find a giant RV weighing up to 30,000 pounds in the middle of the road trying to get into a narrow entrance. What if they miss their turn? Where will they go to turn around? The safety of everyone traveling in the area is in jeopardy with not being able to be seen while driving, riding their bikes, walking to the bus stop or just walking to a friend's house. Why do the residents including kiddos have to change their way of life to stay safe amongst these heavy RV's on the road? This road is too small to accommodate extra traffic much less these large vehicles.

Not only does the increased traffic effect safety of the people on the road, there will also be a major strain on our county roads department to continue to keep up with maintenance and damage that the additional heavy traffic this park would cause. This isn't just a few extra cars, this is numerous heavy RVs and trailers. Last year rain washed out the drainage ditch and driveway in front of the bus barn at the school. It was not until months later, in a last ditch effort to get buses to kids and after many calls that the county was finally able to fix the school district's ditch and driveway to allow the bus access. The School district is a county entity and it still took this long for the county to have time and resources to fix a public entity. This RV park would add more work to the already overworked county road crew, school maintenance team and cause more of a drain on the community, financially and manpower wise. The priority in road repairs in and around rural Peyton should stay within the tax-paying community. It should not be set aside to accommodate non-tax paying visitors.

It is also important to note that if there is a federal emergency, Zachary Usher, Deputy Director, Individual Assistance of FEMA assured me that "When necessary and requested by a state or tribe, FEMA does sometimes lease space at RV parks to support temporary housing needs." Yet again, another impact on our community without funding to help us support the needs of these people. If FEMA takes over the park there is nothing out here to support these folks already struggling without a home. This leads to more temporary students with no per pupil funding however, they will still be in need of additional educational support, food, security and transportation which is yet another strain on our community with no financial support.

There are plenty of other concerns and issues that we have with this rezoning; lack of water, negative effect on neighboring wildlife, property value decreases of longtime family acreages, and increased response times of emergency services. With my limited time, I am going to let the rest of the community hit these many points.

As the President of the Peyton School Board, this rezoning only brings negative impacts to our school district and our local students. They will provide zero funding to our school, but add unnecessary strain to our schools, staff and maintenance team. The rezone puts our children, our most vulnerable, into unsafe territory with the increased traffic and increased number of strangers that cannot be vetted just based on the RV they drive. There will be no funding from this rezone to provide to our police force, our road crews, or our educational staff. If you approve this rezone request, it cannot go back to Agricultural property. We should learn from what Calhan has gone through and keep this property for conservation of farming, ranching and rural cultural services. Even our Board of County Commissioners just passed a proclamation on June 7<sup>th</sup> to celebrate El Paso County's Colorado Proud Western heritage, recognizing the rich cultural history and the traditions that define the spirit of our community. Don't take away more agricultural land so that a couple of people can make more money and put a strain on a great little rural community.

Sincerely,

Katie Harms

Community Member and President of Peyton 23JT School Board

## Kylie Bagley

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**From:** Ed Henning <ccaptn51@gmail.com>  
**Sent:** Wednesday, June 19, 2024 12:40 PM  
**To:** Kylie Bagley  
**Subject:** PCD File No. RVP231, Lazy Y Rocking J Park Rezone

You don't often get email from ccaptn51@gmail.com. [Learn why this is important](#)

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Here are topics I will be addressing tomorrow

19 June 2024

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

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

This is my second letter (different content). Mary and I, own lots 3 and 4 both 5+ acres in Longhorn Acres. We purchased our properties years ago from the same LLC (4 people) that are now trying to rezone their adjoining property to high density, high traffic and high occupancy 24/7 which is out of the community character.

We, the over 200 property owners vehemently request that you deny the above rezone application. The new plan is totally out of the `ike a sore thumb.

This project is only based on what the 4 LLC partners want. New projects are usually based on fulfilling the greatest public needs and desires, with individual wants as secondary. This RVP opposes the 200 owners needs and desires. We don't want this rezone. We don't need an RV camp in our community!

This RVP is what is called a single use project; it can not be utilized for any other type of business. If the RVP is unsuccessful the project will turn into a rundown derelict monstrosity. The LLC should apply for rezone at a different location where it will be supported and have a better chance of success.

If approved, the devaluation of my 2 properties is estimated to be as much as \$50,000. each plus additional well costs \$20,000. We share property lines with RV camp. The total surrounding property devaluation and extra build costs could easily exceed \$1,000,000. Please LLC 4 partners apply for an RVP rezone at a different location that is supported and may thrive.

If approved, all residential property values will drop. Recent buyers equity could end up "upside down". The community could lose its desirability and take an even greater unwanted down turn.

This re-zone, if approved will drive the re-zoning of other properties to support the proposed RV camp. Lookout, the community will change for the worse. The dominoes will fall quickly.

Some RVers shoot off fireworks, especially on July 4th, controlling over 600 RVers is impossible. The wildfire hazard is major.

The LLC, 4 people are protecting its future bottom line and profits by ignoring all the external negatives, especially the devaluation (possibly greater than \$1,000,000) of many of the current 200 landowners properties. The cost to the community will be much TOO GREAT!

Our community should not be required to drive by this unwanted project and all its traffic daily.

We, the 200 landowners vehemently oppose this rezoning and development in Peyton, because it is a rural residential community!

Sincerely,

Mary Henning

19 June 2024

Edward Henning

19 June 2024

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## Kylie Bagley

---

**From:** Carla Londo <amairitek@aol.com>  
**Sent:** Monday, June 17, 2024 5:36 PM  
**To:** Kylie Bagley  
**Subject:** RVP231

You don't often get email from amairitek@aol.com. [Learn why this is important](#)

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Dear Kylie,

I am an adjacent property owner across Peyton Hwy to the east.

My property has been in my family since 1972.

I am in opposition to the rezoning of the property for the purpose building an RV park.

My opposition comes from the surveying of campgrounds on the westside of Colorado Springs. They have slipped into such disarray that they are full of substandard RV's that are merely permanent inexpensive housing.

I truly believe this over time will devalue surrounding properties.

Rodney Norvell

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06/18/2024

Re: PCD file no: RVP231 Lazy Y Rocking J Park

Good Morning/Afternoon

My name is Alex Martinez. I live in the rural area of Peyton near the proposed Lazy Y Rocking J RV park location. I wish to express my displeasure with this spot rezone approval. The reasons for the disapproval of this application are too numerous for me to mention here today.

However, I would like to mention several.

First this application for a spot rezone goes against the El Paso Master plan. Specifically page fourteen (14 ) referencing the Core Principles and Goals. In Land Use and Development, the primary goal 1.1 states "To ensure compatibility with established character and infrastructure capacity." The insertion of upwards of 90 RV sites goes directly against this statement. This proposal damages the rural area of the community. In no manner does it improve the area in any way.

Currently, to my knowledge, there are four RV sites along the RT24 corridor. One in Calhan that is not fully utilized along with a vacant RV park also in Calhan. The board recently approved a KOA RV Park located at the intersection of Rt 24 and Judge Orr Rd. From my observations as of today this park has not seen its maximum occupancy. Like the rest of us, I travel RT24 regularly and vacant rows of sites are easily observed.

The remaining sites are west of Woodman on Rt 24. These sites are closer to any entertainment or dining opportunities in the Falcon and Colorado Springs area. Why would I camp any further east? Why would I travel farther away from attractions I want to visit.

The less than maximum occupation of the existing RV parks has my long-term fear this spot rezone would allow the insertion of a business that has the great possibility of failing in its original mission.

The remedy for failure will be a permanent run-down trailer park. A definite disadvantage to the existing pristine rural area along with a severe negative effect on home values.

There are many negative aspects of this proposal. Water use, Police presence, environmental concerns, noise pollution, light pollution, and excessive traffic through an already dangerous intersection. The gravest issue this park will allow is FIRE. We've camped. Having a fire at your site is a right in the minds of vacation campers. I respect the applicant's insistence that they will control this dangerous responsibility. But we all know there is always one camper who is on vacation and the surrounding area is not always first in their mind.

The dry rural pasture area surrounding this proposed site is ripe for a conflagration which would inflict incredible damage in the area. We have a fire pit at our home, it has never been used. The continuous "no burn" restrictions along with daily high winds this area has prohibits us from using it.

I always try to keep an open mind on proposed developments to the area. However, since becoming aware of this project I have not met a single local resident who thinks it is a positive addition to the community.

I wish to go on record being against this approval and its immense negative effect on the area.

In closing..... I am older than most board members and you may not remember the commercial which aired referencing a bear holding a shovel. The motto of the commercial was that “only YOU can prevent forest fires.” Well now that referenced “YOU” is actually you, the members who will make this decision. I hope you make it wisely and decline this and un-necessary and un-safe proposal.

Thank You

Alex Martinez



Dear El Paso County Commissioners,

**File Number** RVP231

**Project Name** Lazy Y Rocking J RV Park Rezone

I am writing on behalf of the Peyton 23JT School District Board of Education. We have been made aware of the rezoning request referenced above. This request would allow for a residential area to be rezoned so that a 110 site RV park can be built in Peyton. The proposed spot is less than 4 miles from both Peyton Elementary and Peyton Jr. Sr. High Schools and the traffic flow from the park directly impacts our school bus stops.

This rezone would directly impact our school district, which has not been considered. The owners of the property never contacted the school district or reached out to discuss the impact.

We are a small rural school district with 600 students or less. We have almost no commercial enterprises in our community to support our road or bus maintenance. The rezone would put the RV park in direct competition with our bus routes. Of concern is the added traffic disrupting our bus schedule and impacting our students getting to and from school timely.

The increase of large vehicle traffic will impact the condition of our roads, making it harder for our buses to operate without incurring damage from pot-holes, ruts and excessive wear and tear caused by RV's going in and out of an area already struggling with poorly maintained county roads.

Our district, which has a very small budget to work with, would incur additional expenses to maintain and fix our buses.

The owners of the proposed RV park wish to operate 9 months out of the year, shutting down only for Winter. This means additional students to our very full school and additional services for those students without our school being able to collect additional funding for them. These students would not be residents of Peyton and no property taxes would be given to support the extra financial burdens those students would place on our school district. Given the nature of RV park living, it is likely the students would not be in the school the entire year, causing the school district to scramble for resources, incurring expenses for additional staff, for students that may only be with us for a few months. Kids living in transient communities often require special services and our school district does not have the resources to accommodate that.

Please consider this impact when looking at the rezone request.

Sincerely,

The Peyton JT23 School Board of Education

Julie Mannering, Craig Kaiser, Katie Harms, Buffi Cavanagh and Kelli Markus

## Kylie Bagley

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**From:** Teresa Fields <fieldsdarter@gmail.com>  
**Sent:** Thursday, July 11, 2024 8:10 AM  
**To:** Kylie Bagley  
**Subject:** Peyton RV Park Rezone

[You don't often get email from fieldsdarter@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Dear members of the board of county commissioners,

I know you have many letters and documents to read, so although I have a lot to say on this matter, this letter will be short.

Please say no to the rezoning of the acreage on Peyton Hwy from Agricultural to RVP. This project is so out of place in our rural neighborhood. I live directly across Peyton Highway from this acreage. If an RV park goes in there, it will change the character of this neighborhood and intrude upon everyone near it with noise, traffic and a cluttered view for us all. Please preserve our rural lifestyle.

Thank you for all the hard work you all do for our county.

Sincerely ,  
Teresa Fields  
12915 Peyton Hwy  
Sent from my iPhone

Planning Commission,

Thank you for taking the time to listen to the Peyton community's concerns regarding the rezone for PCDFile# RVP231 from A-35 to RVP zoning.

I would like to recognize Tom Bailey, Sarah Brittain Jack, Jay Carlson, Becky Fuller, Tim Trowbridge and Eric Moraes, who were all integral in creating the most recent version of Your El Paso County Master Plan, voted on and adopted only 3 years ago on May 26, 2021, along with the Chair of the Master Plan Advisory Committee, Andrea Barlow of NES and 3,800 community members who were key voices in creating the Master Plan.

One of the Key Outreach Themes of Your El Paso County Master Plan on Page 6 is *"Maintaining the [in bold] **established character** of unique areas throughout the County while effectively accommodating and managing growth;"* In fact, on Page 8, Your El Paso County Master Plan goes on to discuss a "Key Planning Consideration" of "Existing Land Use" stating

*"Existing land use and development patterns are one of the most influential and key planning considerations that set the context in which planning takes place."* It goes on in the next section under "Rural" to say *"The character of these areas is generally rural, remote, or distanced from high activity and higher density areas."* Continuing on page 8, "Large Lots" are discussed, which is the place type for the project site being discussed. It states that *"These areas have a median lot size of approximately 5 acres."*

This is true for the RR-5, A-35, and A-5 zoned parcels that surround the project site in all directions. It has been this way for decades and remains unchanged to this day.

Continuing on Page 9 of Your El Paso County Master Plan, another "Key Planning Consideration", "Environmental Considerations" states that *"A key component of El Paso County's character, and arguably the most prominent, is the natural environment. As such, the natural environment should be protected and bolstered whenever possible."*

Besides clearly desiring to maintain the rural character and lifestyle of unincorporated communities, such as Peyton, the most important section of Your El Paso County Master Plan, as it pertains to the project site is Section 3: Land Use, found starting on Page 16. It states:

*"Land use is a fundamental core component of any comprehensive plan and represents the first building block upon which other plan components are structured. And while it may be one of the first things addressed while developing a plan for the future, it is not the first thing people intuitively think of when asked to describe where they want to live. When people think about where they live or where they want to live, they typically don't reflect on land use or parcel size or road width, but rather they tend to think about the place. They think about their home and their neighborhood, about what restaurants and coffee shops are nearby, if they can bike to work or catch a bus to the grocery store, if*

*they can see the night sky or walk through nature on a trail or live on an open range without any neighborhoods for several miles. You think about the place.*

*In response to thinking about where we live more intuitively, **Your El Paso County Master Plan** focuses primarily on place rather than land use as an initial building block....*

*This approach to land use retains established places, identifies opportunities for growth, and provides strategies to mitigate impacts on natural environments.”*

Land Use Goal 1.1 is to *“Ensure compatibility with established character and infrastructure capacity”*

It is clear that the proposed RVP rezone, accommodating 110 RV sites is not compatible with the rural and agricultural, low density, character and lifestyle of the unincorporated Peyton community. It will also inevitably put a strain on the existing struggling road infrastructure that Your El Paso County Master Plan calls out as already being underfunded.

Page 18 of Section 3: Land Use discusses Small Towns & Rural Communities. It states

*“...unincorporated rural communities have commercial uses and community facilities that serve surrounding residents and create a sense of community.... Additional commercial uses within these communities improves access to necessary goods and services such as grocery stores and gas stations.”*

The proposed RV Park will not provide services to the community, as it will be accommodating an ever-changing customer base passing through the area as there are few amenities to keep visitors in Peyton. The community does not have a gas station, not a single restaurant, a grocery store or anywhere to fill a propane tank. Furthermore, the discussed trails are far from the RV Park site, only connected by a highway with currently no sidewalk or safe way to access the Rock Island Trail, as you must cross Highway 24, which does not have a light or pedestrian crosswalk. Page 117 under Section 10: Recreation & Tourism in Your El Paso County Master Plan shows the site is a 5-10 minute drive to a County Park, meaning it would be a much longer bike ride, unlikely to be made by visitors unfamiliar with the area. Additionally, Maggie's Corner Store, owned by Peyton residents, is one commercial business in Peyton that could potentially benefit from this project, and they strongly oppose this rezone and project due to the RV Park's camp store diverting any economic benefit they might experience from the project. Lastly, community members who RV regularly have stated they would never stay in an RV Park within their own community, as the point of RVing is to travel away from home.

Continuing on to Page 22 of Your El Paso County Master Plan, the site falls into the category of “Minimal Change: Undeveloped” which is described as follows:

*“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."*

The proposed 110 site RV Park is not limited in scale and expects 110 RV's in and out of the site daily. This alters the essential character of the rural and agricultural residential area significantly.

Page 23 of Section 3: Land Use discusses "Placetypes" and the allowable "Land Uses" for the specific placetypes. It states:

*"Primary land uses are those that are most prominent and play a pivotal role in characterizing the placetype. Supporting land uses are less prevalent and serve an ancillary function that complements the primary land use." "Zoning is a regulatory tool used to implement the placetypes. The list of primary and supporting land uses enables placetypes to be related to established zoning districts." "Multiple zoning districts can be present in a placetype as long as they complement one another and support the general character of the place type."*

The next section "Align with Placetypes" states:

*"Placetypes are the foundation of the Master Plan and the first priority for future growth and development in the county. Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines. It is imperative that all development align with the placetypes to ensure the desired character of every part of the County, and provide appropriate density and use transitions to occur between differing placetypes."*

The RVP proposed rezone is a "Large Lot" Placetype. The Placetype/Land Use chart on page 23 shows that the only Primary Land Use for this Placetype is "Single-Family Detached Residential", described on page 26 as "generally occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic."

If the 29.4215 acre parcel in discussion, was subdivided as directed in compliance with the Primary Use for the Large-Lot Placetype, it would have under 12 residential sites. This is a vastly different use from 110-non residential, ever changing RV sites.

Supporting Land Uses for Large Lot Placetypes in the chart include "Agriculture, Commercial Retail, Commercial Services, and Parks & Open Space". The proposed project does not fall into any of these categories for Supporting Land Use. The closest Supporting Land Use in the chart that it could fall under is Tourism Commercial, as it seeks to attract those from outside of the Peyton Community to stay as they pass through the area, as discussed in the Letter of Intent. Tourism Commercial is not a Supported Land Use for this Placetype.

The proposed land use or zone district is NOT compatible with the existing and permitted land uses and zone districts in all directions thus making the application NOT in general conformance with the Master Plan, contrary to claim of general conformance in the Letter of Intent submitted by NES.



Page 24, Section 3: Land Use continues to discuss the Rural Placetype, which the majority of the land uses and zone districts in all directions are classified as. It states:

*"The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved... As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by proactively permitting changing areas contiguous to existing development to another placetype."*

It is clear that the existing placetypes surrounding the proposed RVP rezone site are Rural in character. Changing the zoning of one parcel to a zoning that will not benefit the community inherently makes it not compatible with the land uses and zone districts in all directions. When only the owner of the parcel benefits from the rezone and RV Park project, it should be considered leapfrog development and be discouraged.

Page 26, Section 3: Land Use discusses the site's Placetype, "Large-Lot Residential" which states that this placetype *"supports the rural character of the County while providing for unique and desirable neighborhoods."* On page 27, Your El Paso County Master Plan states, *"Function of Supporting Uses: The focus of Large-Lot Residential is intertwining residential uses with the County's treasured natural environment without disruption or degradation."*

A 110-site RV Park is not a neighborhood, as it exists for non-residents to stay for only a short period of time. Additionally, the 143 opposition letters, including letters from the Peyton School District Superintendent and the Peyton School District Board of Directors, prove that it is not desired within the community.

Page 33, Section 3: Land Use discussed "Rural Center" which the unincorporated town of Peyton, North of Highway 24, is classified as in Your El Paso County Master Plan. It states that *"...Rural Centers provide commercial options to the residents in these areas."* The limited resources in the Rural Center of Peyton are not intended for tourism and 110 RVs.

Page 64 discusses *"Rural Character: ...When a developer begins the planning process, the County must continue to carefully analyze each proposal for compatibility with the natural environment and the rural character."*

Page 65 discusses *"Large-Lot Residential: Within the Large-Lot residential placetype, conservation design should be primarily utilized for preserving El Paso County's rural character defined by large swaths of open space with minimal development... Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas."*

A 110-site RV Park is not compatible with the rural character, does not leave large swaths of open space, is not minimal development, and does not protect farmland or scenic views for the rural and agricultural parcels surrounding the proposed RVP rezone site.

Page 142: "Implementation" of Your El Paso County Master Plan states:

*“One of the functions of the County’s Planning and Community Development (PDC) staff is to perform technical review of all land use applications, including review for consistency with the **Master Plan**.”*

As clearly shown by the Primary Land Uses and lack of Supporting Land Use per the previously discussed chart for the Large-Lot Placetype, this proposed rezone to RVP does not show *“overall consistency with the **Master Plan**, compatibility with the surrounding land uses, and whether the use supports the overall character of the area.”* (pg 143).

At the time of the writing of Your El Paso County Master Plan, Seven of you still serving on Planning Commission valued the voice and feedback of the residents of El Paso County. The same residents of the County that you valued then, are asking you to value their voice once again and deny the rezone of this parcel to RVP in order to remain consistent with the Master Plan you wrote and adopted to maintain the unique and rural character of the community of Peyton.

In conclusion, it is our observation 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:

- 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.
- The proposed land use or zone district is not compatible with the existing and permitted land uses and zone districts in all directions.

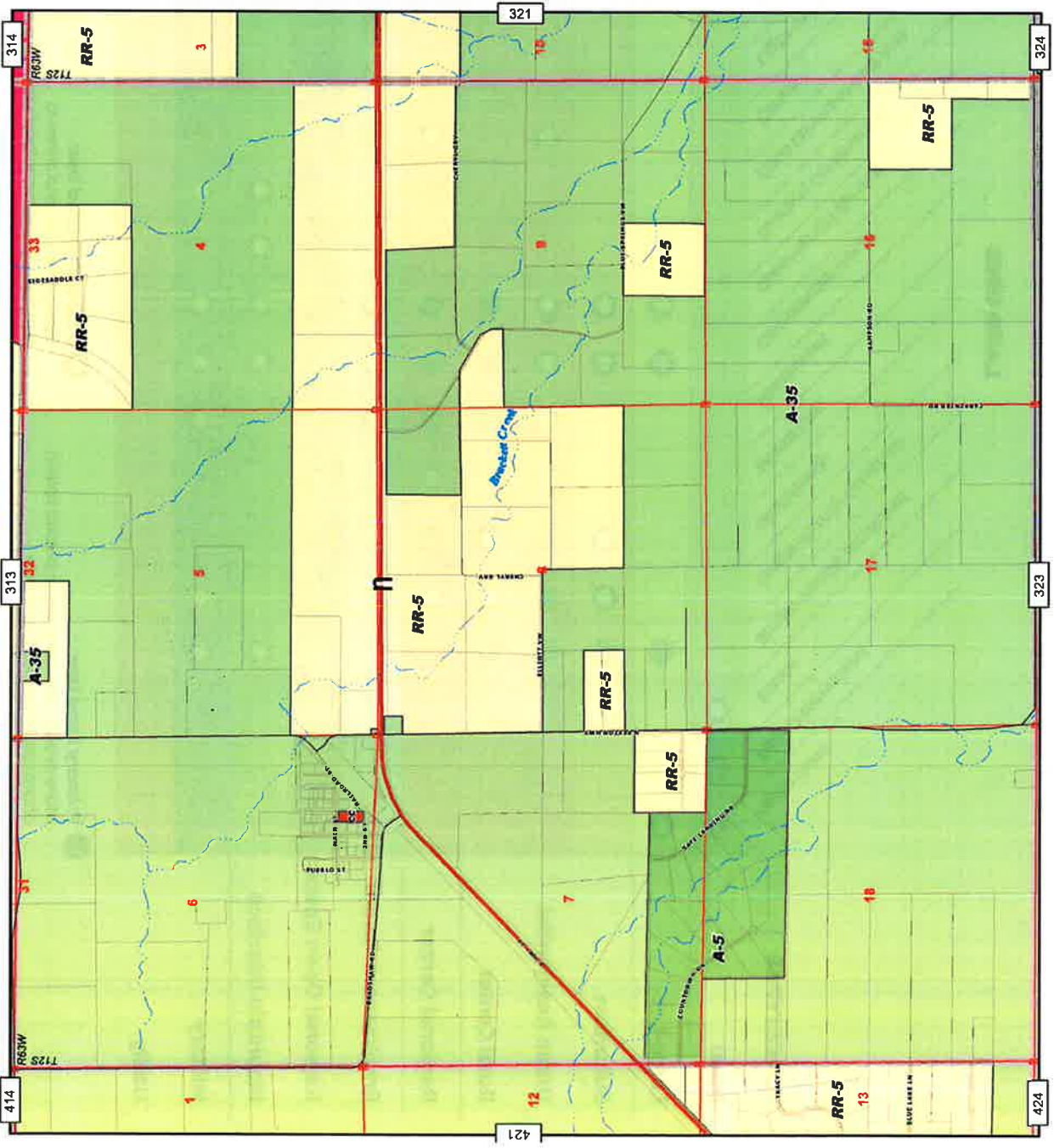


# LAND USES

PLACETYPES	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	●	○												●	○			
Large-Lot	○		●					○	○						○				
Suburban			●	○				○	○						○				
Urban Residential			●	●	○		○	○	○			○			○				
Rural Center			●	○	○		●	●	●							●			
Regional Center				○	○	○	●	●	●	●						○			
Employment Center							○	○	○			●	●	●					
Regional Open Space															●	●	●		
Mountain Interface			○					○	○	○					○	○			
Military			○	●			○	○	○	○		●	●	●	○	○			
Utility															○				●

- Primary Land Use:**  
 More prominent and play a pivotal role in characterizing that placetype
- Supporting Land Use:**  
 Less prevalent and serve to support the primary land use.





# **Zone Map 322** **- El Paso County -** **Development Services Department**

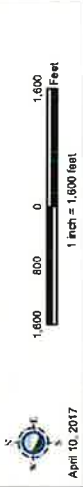
## **Zoning Designations**

RS-20000: Residential Suburban (20,000 sq. ft.)	F-5: Forest & Recreation (5 acres)
RS-6000: Residential Suburban (6,000 sq. ft.)	PUD: Planned Unit Development
RS-5000: Residential Suburban (5,000 sq. ft.)	CC: Commercial Community
RM-12: Residential Medium-Density (12 DU/acre)	CR: Commercial Regional
RM-20: Residential Medium-Density (20 DU/acre)	CS: Commercial Service
RR-0.5: Residential Rural (0.5 acres)	I-2: Limited Industrial
RR-2.5: Residential Rural (2.5 acres)	I-3: Heavy Industrial
RR-5: Residential Rural (5 acres)	A-5: Agricultural (5 acres)
R-T: Residential - Topographic	A-35: Agricultural (35 acres)
MHP: Mobile Home Park	C-1: ** Commercial
MHP-R: Mobile Home Park, Rural	C-2: ** Commercial
MHS: Mobile Home Subdivision	M: ** Industrial
RVP: Recreational Vehicle Park	M-2: ** Planned Development

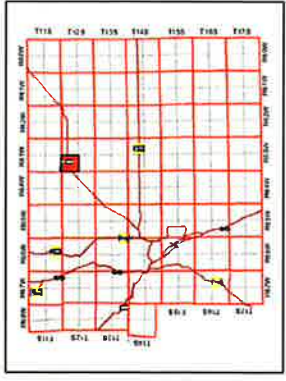
\*\*\* Indicates an obsolete designation

## **Supporting Data**

Highways	Sections	Incorporated Cities
Major Roadways	Parcels	Zone Map Boundary
Creeks - Perennial	Military	Zoning Overlay
Creeks - Intermittent	Pine National Forest	Special Uses
Section Corner Notations		



## **Vicinity Map**



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# Chapter Three

## GENERAL ZONING DISTRICTS

### 3.1. ESTABLISHMENT OF ZONING DISTRICTS

Table 3.1 lists the general zoning districts included in this Code. General zoning districts are base zoning districts.

*Table 3.1, List of Established Zoning Districts*

Symbol	Name
<b>A, Agricultural and F, Forestry Districts</b>	
F-5	Forestry and Recreation
A-35	Agricultural
A-5	Agricultural
<b>RR, Residential Rural Districts</b>	
RR-5	Residential Rural
RR-2.5	Residential Rural
RR-0.5	Residential Rural
<b>RS, Residential Suburban Districts</b>	
RS-20000	Residential Suburban
RS-6000	Residential Suburban
RS-5000	Residential Suburban
<b>RM, Residential Multi-Dwelling Districts</b>	
RM-12	Residential Multi-Dwelling
RM-30	Residential Multi-Dwelling
<b>Commercial Districts</b>	
CC	Commercial Community
CR	Commercial Regional
CS	Commercial Service
<b>Industrial Districts</b>	
I-2	Limited Industrial
I-3	Heavy Industrial
<b>Zone Districts Removed from Land Development Code per Resolution 12-008</b>	
CN	Commercial Neighborhood
CO	Commercial Office
I-1	Research and Development

### **3.2. ZONING DISTRICT PURPOSES**

#### **3.2.1. A, Agricultural and F, Forestry District Purposes**

**(A) F-5, Forestry and Recreation District**

The F-5 zoning district is a 5 acre district intended to accommodate the conservation of forest resources, protect the natural environment and preserve open space, while accommodating limited residential use.

**(B) A-35, Agricultural District**

The A-35 zoning district is a 35 acre district primarily intended to accommodate rural communities and lifestyles, including the conservation of farming, ranching and agricultural resources.

**(C) A-5, Agricultural District**

The A-5 zoning district is a 5 acre district primarily intended to conserve agricultural resources and ranching operations and accommodate limited residential use.

#### **3.2.2. RR, Residential Rural District Purposes**

**(A) RR-5, Residential Rural District**

The RR-5 zoning district is a 5 acre district intended to accommodate low-density, rural, single-family residential development.

**(B) RR-2.5, Residential Rural District**

The RR-2.5 zoning district is a 2.5 acre district intended to accommodate low-density, rural, single family residential development.

**(C) RR-0.5, Residential Rural District**

The RR-0.5 zoning district is a .5 acre district intended to accommodate rural residential uses where urban services are generally available.

#### **3.2.3. RS, Residential Suburban District Purposes**

**(A) RS-20000, Residential Suburban District**

The RS-20000 zoning district is a 20,000 square foot district intended to accommodate larger lot, single-family residential development with available urban services.

**(B) RS-6000, Residential Suburban District**

The RS-6000 zoning district is a 6,000 square foot district intended to accommodate single-family residential development.

**(C) RS-5000, Residential Suburban District**

The RS-5000 zoning district is a 5,000 square foot district intended to accommodate single-family and two-family residential development.

---

**3.2.4. RM, Residential Multi-Dwelling District Purposes****(A) RM-12, Residential Multi-Dwelling District**

The RM-12 zoning district is a 12 dwelling unit per acre district intended to accommodate moderate density single-family attached and low-density multi-dwelling development.

**(B) RM-30, Residential Multi-Dwelling District**

The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.

**3.2.5. Commercial District Purposes****(A) CC, Commercial Community District**

The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.

**(B) CR, Commercial Regional District**

The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region.

**(C) CS, Commercial Services District**

The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

**3.2.6. I, Industrial District Purposes****(A) I-2, Limited Industrial District**

The I-2 zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard.

**(B) I-3, Heavy Industrial District**

The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.

**3.3. USES AND STANDARDS****3.3.1. Allowed, Special, Accessory, Temporary and Prohibited Uses**

The allowed, special, accessory, temporary and prohibited uses in the zoning districts listed in Table 3-1 are shown in the Use Table in Chapter 5.

**3.3.2. Use and Dimensional Standards**

All uses and development are subject to the Use and Dimensional Standards in Chapter 5.

---

### **3.3.3. General Development Standards**

All uses and development are subject to the General Development Standards in Chapter 6.

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A MAP AMENDMENT (REZONING)

LAZY Y ROCKING J RV PARK REZONE (RVP231)

WHEREAS N.E.S., Inc. did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated 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 the El Paso County Planning Commission on June 20, 2024, upon which date the Planning Commission did by formal resolution recommend denial of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 25, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.



6. That the proposed land use will be compatible with existing and permitted land uses in the area.
7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
8. That changing conditions clearly require amendment to the Zoning Resolutions.
9. That for the above-stated and other reasons, the proposed Amendment to 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, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

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 Board of County Commissioners hereby approves the petition of N.E.S. Inc., to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the A-35 (Agricultural) zoning district to the RVP (Recreational Vehicle Park) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

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 the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 25<sup>th</sup> day of July 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

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.

## EXHIBIT B

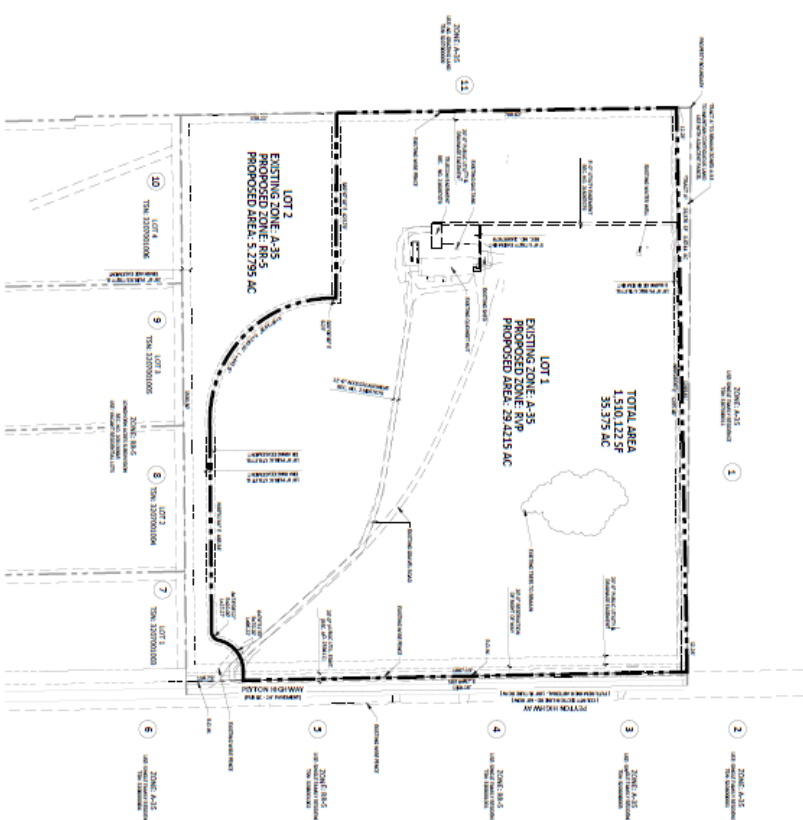
## LEGAL DESCRIPTION - LOT 1

[illegible]

## SITE DATA

[illegible]

## REZONE MAP



## LEGEND

[illegible]

## VICINITY MAP

[illegible]

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A MAP AMENDMENT (REZONING)

LAZY Y ROCKING J RV PARK REZONE (RVP231)

WHEREAS N.E.S., Inc. did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated 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 the El Paso County Planning Commission on June 20, 2024, upon which date the Planning Commission did by formal resolution recommend denial of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 25, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.



6. That the proposed land use will be compatible with existing and permitted land uses in the area.
7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
8. That changing conditions clearly require amendment to the Zoning Resolutions.
9. That for the above-stated and other reasons, the proposed Amendment to 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, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

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 Board of County Commissioners hereby approves the petition of N.E.S. Inc., to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the A-35 (Agricultural) zoning district to the RVP (Recreational Vehicle Park) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

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.
3. A maximum of 100 total campsites.
4. No temporary or permanent housing is permitted at this site except for 1 caretaker's quarters.
5. Maximum length of stay of 90 days for visitors.
6. Park closure from December 1 to February 28 each year.
7. The RV Park will operate with a caretaker available either on the adjacent single-family lot or on-site at all times.
8. The Site Development Plan will substantially comply with the Site Plan submitted with the RVP rezone.
9. Through the Site Development Plan process, owners will incorporate enhanced screening adjacent to Peyton Hwy to minimize impact of vehicles entering and exiting the park.

#### 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 the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 25<sup>th</sup> day of July 2024 at Colorado Springs, Colorado.

Resolution No.

Page 4

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

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.

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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.

## EXHIBIT B

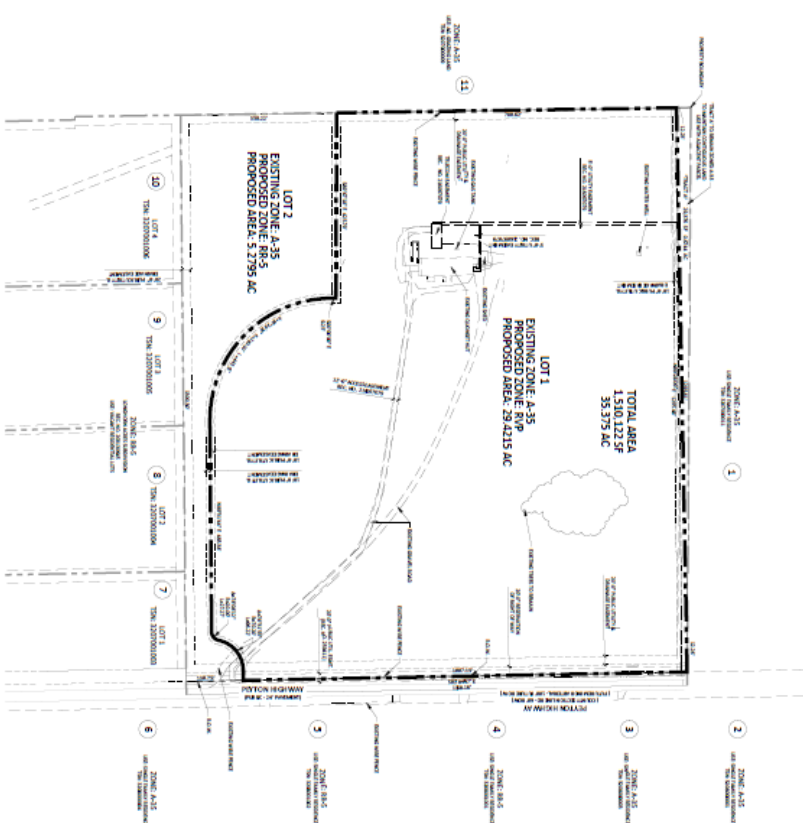
## LEGAL DESCRIPTION - LOT 1

[illegible]






## SITE DATA

CHRYSLER/CHRYSLER	1990-1994 Dodge Ram 1500, 2500, 3500, 4500, 5500, 6500, 7500, 8500, 9500, 10500, 11500, 12500, 13500, 14500, 15500, 16500, 17500, 18500, 19500, 20500, 21500, 22500, 23500, 24500, 25500, 26500, 27500, 28500, 29500, 30500, 31500, 32500, 33500, 34500, 35500, 36500, 37500, 38500, 39500, 40500, 41500, 42500, 43500, 44500, 45500, 46500, 47500, 48500, 49500, 50500, 51500, 52500, 53500, 54500, 55500, 56500, 57500, 58500, 59500, 60500, 61500, 62500, 63500, 64500, 65500, 66500, 67500, 68500, 69500, 70500, 71500, 72500, 73500, 74500, 75500, 76500, 77500, 78500, 79500, 80500, 81500, 82500, 83500, 84500, 85500, 86500, 87500, 88500, 89500, 90500, 91500, 92500, 93500, 94500, 95500, 96500, 97500, 98500, 99500, 100500, 101500, 102500, 103500, 104500, 105500, 106500, 107500, 108500, 109500, 110500, 111500, 112500, 113500, 114500, 115500, 116500, 117500, 118500, 119500, 120500, 121500, 122500, 123500, 124500, 125500, 126500, 127500, 128500, 129500, 130500, 131500, 132500, 133500, 134500, 135500, 136500, 137500, 138500, 139500, 140500, 141500, 142500, 143500, 144500, 145500, 146500, 147500, 148500, 149500, 150500, 151500, 152500, 153500, 154500, 155500, 156500, 157500, 158500, 159500, 160500, 161500, 162500, 163500, 164500, 165500, 166500, 167500, 168500, 169500, 170500, 171500, 172500, 173500, 174500, 175500, 176500, 177500, 178500, 179500, 180500, 181500, 182500, 183500, 184500, 185500, 186500, 187500, 188500, 189500, 190500, 191500, 192500, 193500, 194500, 195500, 196500, 197500, 198500, 199500, 200500, 201500, 202500, 203500, 204500, 205500, 206500, 207500, 208500, 209500, 210500, 211500, 212500, 213500, 214500, 215500, 216500, 217500, 218500, 219500, 220500, 221500, 222500, 223500, 224500, 225500, 226500, 227500, 228500, 229500, 230500, 231500, 232500, 233500, 234500, 235500, 236500, 237500, 238500, 239500, 240500, 241500, 242500, 243500, 244500, 245500, 246500, 247500, 248500, 249500, 250500, 251500, 252500, 253500, 254500, 255500, 256500, 257500, 258500, 259500, 260500, 261500, 262500, 263500, 264500, 265500, 266500, 267500, 268500, 269500, 270500, 271500, 272500, 273500, 274500, 275500, 276500, 277500, 278500, 279500, 280500, 281500, 282500, 283500, 284500, 285500, 286500, 287500, 288500, 289500, 290500, 291500, 292500, 293500, 294500, 295500, 296500, 297500, 298500, 299500, 300500, 301500, 302500, 303500, 304500, 305500, 306500, 307500, 308500, 309500, 310500, 311500, 312500, 313500, 314500, 315500, 316500, 317500, 318500, 319500, 320500, 321500, 322500, 323500, 324500, 325500, 326500, 327500, 328500, 329500, 330500, 331500, 332500, 333500, 334500, 335500, 336500, 337500, 338500, 339500, 340500, 341500, 342500, 343500, 344500, 345500, 346500, 347500, 348500, 349500, 350500, 351500, 352500, 353500, 354500, 355500, 356500, 357500, 358500, 359500, 360500, 361500, 362500, 363500, 364500, 365500, 366500, 367500, 368500, 369500, 370500, 371500, 372500, 373500, 374500, 375500, 376500, 377500, 378500, 379500, 380500, 381500, 382500, 383500, 384500, 385500, 386500, 387500, 388500, 389500, 390500, 391500, 392500, 393500, 394500, 395500, 396500, 397500, 398500, 399500, 400500, 401500, 402500, 403500, 404500, 405500, 406500, 407500, 408500, 409500, 410500, 411500, 412500, 413500, 414500, 415500, 416500, 417500, 418500, 419500, 420500, 421500, 422500, 423500, 424500, 425500, 426500, 427500, 428500, 429500, 430500, 431500, 432500, 433500, 434500, 435500, 436500, 437500, 438500, 439500, 440500, 441500, 442500, 443500, 444500, 445500, 446500, 447500, 448500, 449500, 450500, 451500, 452500, 453500, 454500, 455500, 456500, 457500, 458500, 459500, 460500, 461500, 462500, 463500, 464500, 465500, 466500, 467500, 468500, 469500, 470500, 471500, 472500, 473500, 474500, 475500, 476500, 477500, 478500, 479500, 480500, 481500, 482500, 483500, 484500, 485500, 486500, 487500, 488500, 489500, 490500, 491500, 492500, 493500, 494500, 495500, 496500, 497500, 498500, 499500, 500500, 501500, 502500, 503500, 504500, 505500, 506500, 507500, 508500, 509500, 510500, 511500, 512500, 513500, 514500, 515500, 516500, 517500, 518500, 519500, 520500, 521500
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## REZONE MAP



## LEGEND

 **FEEDZONE BOUNDARY**  
 **PROPERTY BOUNDARY**  
 **EASEMENT**  
 **ROW**  
 **ADJACENT OWNER**

## VICINITY MAP



610 N. Cascade Avenue, Suite  
Cataldo Springs, ID 83606  
Tel: 729.471.0013  
Fax: 729.471.0167  
www.academyofart.com  
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## LAZY Y ROCKING J RVP

CONTRACTS  
SIGNED ON BEHALF OF  
THE NATIONAL INSTITUTE

1. **QUESTION**  
 2. **ANSWER**  
 3. **EXPLANATION**  
 4. **REFERENCE**  
 5. **REMARKS**

## REZONE MAP

Stressors and their potential for impact	SE	score/level
change of climate	low	100%

### PEZONÉ MAP



RVP231



RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

DISAPPROVAL OF THE MAP AMENDMENT (REZONING)  
LAZY Y ROCKING J RV PARK REZONE (RVP231)

WHEREAS N.E.S., Inc., did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated 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 the El Paso County Planning Commission on June 20, 2024, upon which date the Planning Commission did by formal resolution recommend denial of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 25, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 Board of County Commissioners hereby denies the petition of N.E.S. Inc., to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the A-35 (Agricultural) zoning district to the RVP (Recreational Vehicle Park) zoning district ;

BE IT FURTHER RESOLVED the following notation shall be placed upon this denial:

#### NOTATION

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

Resolution No.

Page 3

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.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 25<sup>th</sup> day of July 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

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.

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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;

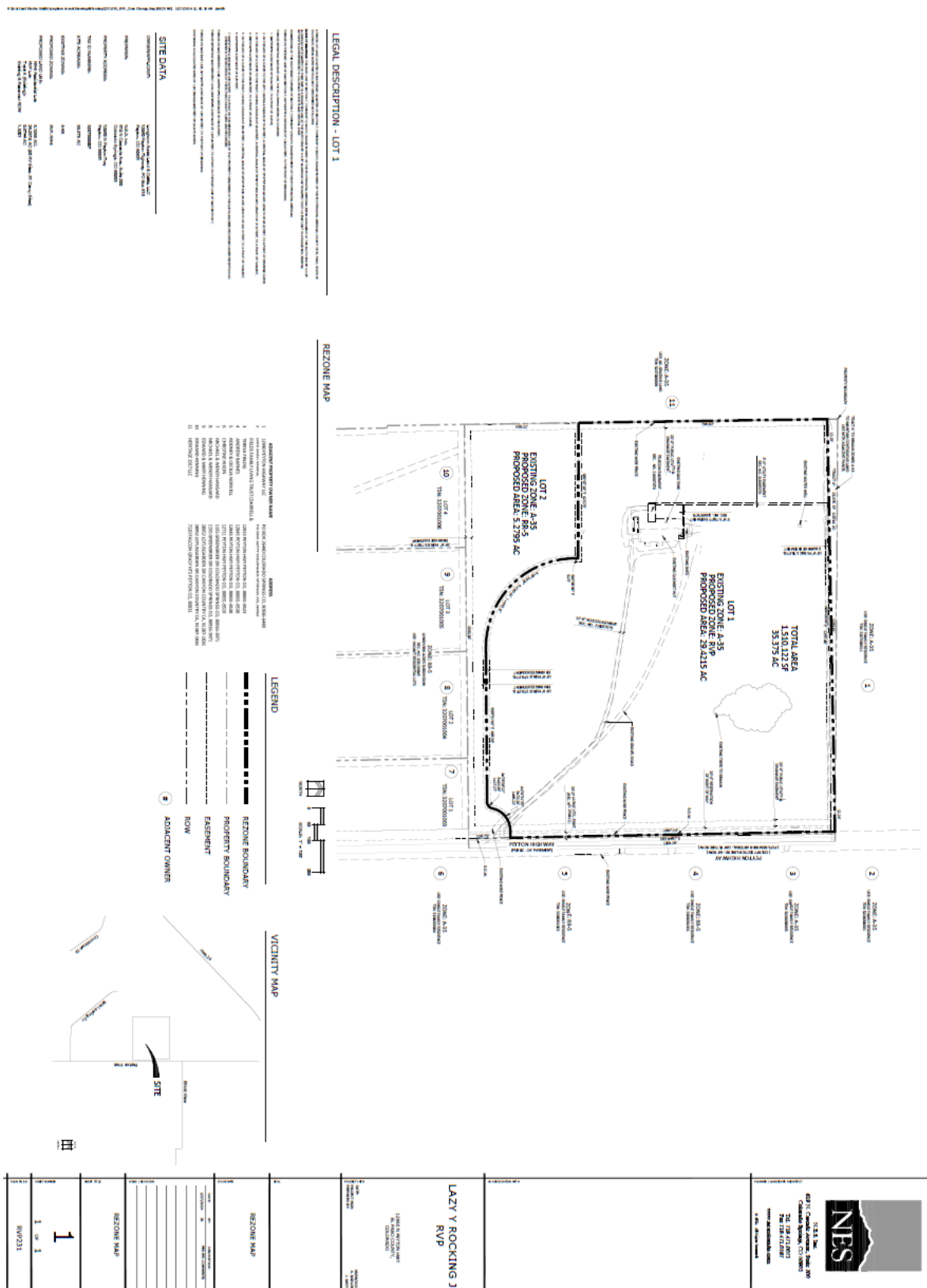
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2. N01°08'36"W A DISTANCE OF 20.31 FEET, TO THE NORTHWESTERLY CORNER OF SAID PROPERTY;

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.





RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A MAP AMENDMENT (REZONING)

LAZY Y ROCKING J RR-5 REZONE (P2315)

WHEREAS N.E.S., Inc. did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated 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 the El Paso County Planning Commission on June 20, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 25, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.
7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
8. That changing conditions clearly require amendment to the Zoning Resolutions.
9. That for the above-stated and other reasons, the proposed Amendment to 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, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered one or more of the following criteria:

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 Board of County Commissioners hereby approves the petition of N.E.S. Inc., to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

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 the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 25<sup>th</sup> day of July 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

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

## LEGAL DESCRIPTION - LOT 2

1. **QUESTION** The following table shows the number of people who attended the 2008 Summer Olympic Games in Beijing, China, by country. The data are given in millions of people.

Country	Number of people (millions)
United States	1.2
China	1.0
United Kingdom	0.8
France	0.7
Germany	0.6
Italy	0.5
Spain	0.4
Japan	0.3
South Korea	0.2
Others	0.1

2. **ANSWER** The data are given in millions of people.

3. **QUESTION** The following table shows the number of people who attended the 2008 Summer Olympic Games in Beijing, China, by country. The data are given in millions of people.

Country	Number of people (millions)
United States	1.2
China	1.0
United Kingdom	0.8
France	0.7
Germany	0.6
Italy	0.5
Spain	0.4
Japan	0.3
South Korea	0.2
Others	0.1

4. **ANSWER** The data are given in millions of people.

5. **QUESTION** The following table shows the number of people who attended the 2008 Summer Olympic Games in Beijing, China, by country. The data are given in millions of people.

Country	Number of people (millions)
United States	1.2
China	1.0
United Kingdom	0.8
France	0.7
Germany	0.6
Italy	0.5
Spain	0.4
Japan	0.3
South Korea	0.2
Others	0.1

6. **ANSWER** The data are given in millions of people.

7. **QUESTION** The following table shows the number of people who attended the 2008 Summer Olympic Games in Beijing, China, by country. The data are given in millions of people.

Country	Number of people (millions)
United States	1.2
China	1.0
United Kingdom	0.8
France	0.7
Germany	0.6
Italy	0.5
Spain	0.4
Japan	0.3
South Korea	0.2
Others	0.1

8. **ANSWER** The data are given in millions of people.

9. **QUESTION** The following table shows the number of people who attended the 2008 Summer Olympic Games in Beijing, China, by country. The data are given in millions of people.

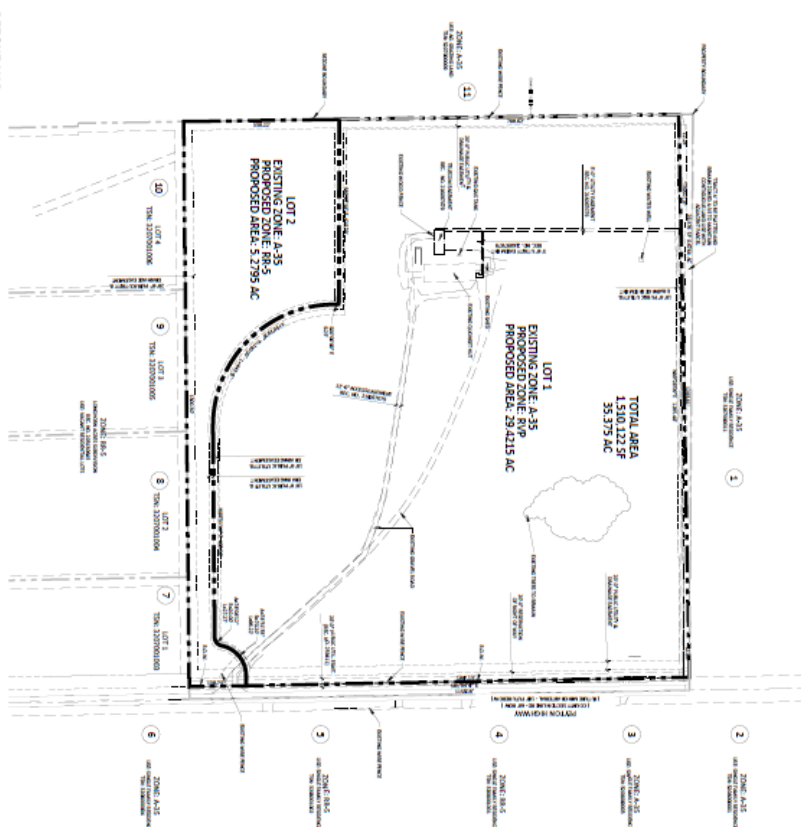
Country	Number of people (millions)
United States	1.2
China	1.0
United Kingdom	0.8
France	0.7
Germany	0.6
Italy	0.5
Spain	0.4
Japan	0.3
South Korea	0.2
Others	0.1

10. **ANSWER** The data are given in millions of people.

## SITE DATA

[illegible]

## REZONE MAP



LEGEND

- REZONE BOUNDARY  
PROPERTY BOUNDARY  
EASEMENT  
ROW  
ADJACENT OWNER

## VICINITY MAP



610 N. Cascade Avenue, Suite 300  
Colorado Springs, CO 80903  
Tel: 719.471.0013  
Fax: 719.471.0161  
www.aacofas.com

## LAZY Y ROCKING J RVP

CONDUCTED  
JUNIOR COUNTY,  
MISSISSIPPI IN 1962

## REZONE MAIL

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## REZONE MAJ

1	1 OF 1	1 OF 1
P2315		



RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

DISAPPROVAL OF A MAP AMENDMENT (REZONING)  
LAZY Y ROCKING J RR-5 REZONE (P2315)

WHEREAS N.E.S., Inc. did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated 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 the El Paso County Planning Commission on June 20, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 25, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 Board of County Commissioners hereby denies the petition of N.E.S. Inc., to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district ;

BE IT FURTHER RESOLVED the following notation shall be placed upon this denial:

#### NOTATION

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

Resolution No.

Page 3

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.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 25<sup>th</sup> day of July, 2024, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

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

## LEGAL DESCRIPTION - LOT 2

1. **QUESTION** The following table shows the number of people who attended the 2004 Summer Olympic Games in Athens, Greece, by country. The data are in millions of people.

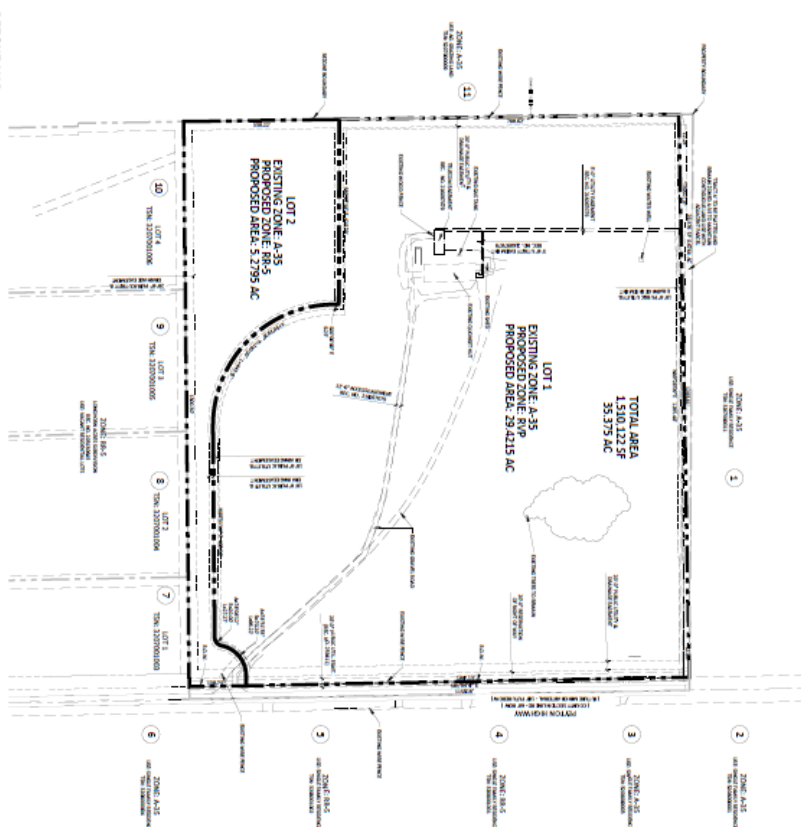
Country	Number of people (millions)
United States	1.2
China	1.0
France	0.8
Italy	0.7
Spain	0.6
Germany	0.5
United Kingdom	0.4
Japan	0.3
South Korea	0.2
Other countries	0.1

2. **ANSWER** The data are in millions of people. The United States has the highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 1.2 million people. China has the second highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 1.0 million people. France has the third highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.8 million people. Italy has the fourth highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.7 million people. Spain has the fifth highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.6 million people. Germany has the sixth highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.5 million people. United Kingdom has the seventh highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.4 million people. Japan has the eighth highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.3 million people. South Korea has the ninth highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.2 million people. Other countries have the tenth highest number of people attending the 2004 Summer Olympic Games in Athens, Greece, with 0.1 million people.

## SITE DATA

[illegible]

## REZONE MAP



LEGEND

- REZONE BOUNDARY  
PROPERTY BOUNDARY  
EASEMENT  
ROW  
ADJACENT OWNER

## VICINITY MAP



610 N. Cascade Avenue, Suite 300  
Colorado Springs, CO 80903  
Tel: 719.471.0013  
Fax: 719.471.0161  
www.aacofas.com

## LAZY Y ROCKING J RVP

CONDUCTED  
\*ANNOUNCED ONLINE '98  
WWW.NATIONALIN.EDU/CI

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## REZONE MAIL

Aluminum sold	WT	wt%Al
Aluminum sold	WT	wt%Al
wt%Al	wt%	wt%

## REZONE MAJ

P2315