

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
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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