

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)

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)

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