

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

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

El Paso County Planning Dept.

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

REASONING:

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

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

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

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

Andrew Barnes
12845 Peyton Hwy
Peyton Co. 80831

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