

20 May 2024

Attn:

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

Regarding:

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

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

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

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

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

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

3. This re-zone if approved will drive the re-zoning of other properties to support the proposed RVP. Lookout, the community will change for the worse. **The dominoes will fall quickly. There goes the neighborhood!**

4. If approved, all residential property values will drop and could end upside down for recent buyers. The community could lose its desirability and take an even greater unwanted down turn.

5. High noise levels - wind carries traffic (hwy and internal), running engines (especially Diesels), yelling, outside music.

6. Much higher traffic volume on the already very busy Peyton Highway. Many RVs are as large if not bigger than school buses/trucks.

7. High traffic volume internal to RV park.

8. High patron density (children and Adults up to 600 persons).

9. High value RVs are a high attraction for vandalism with spillover to adjacent properties and community.

10. Concern about water drainage problems, wastewater, and sewage issues.

11. Negative impact for existing wells (increased recovery time and possible requirement to extend well depth or a complete new well) What happened to the water shortage problems that have existed in the past?

12. High probability that new wells will need to go much deeper based on aquifer extraction by RVP increasing costs by 30 to \$50,000.

13. High generator noise usually 8AM to 10PM eventhough shore power is available (especially larger RVs).

14. Fire hazard - large amounts of propane per RV (30 Gal (avg.)) X 100 = 3000 Gal).

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

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

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

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

Sincerely,



Mary Henning

20 May 2024

Edward Henning



20 May 2024

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