

## 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

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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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