

RV Park Rezone—PCD File # RVP231 AND P2315——OPPOSITION to this!!!

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To:Kylie Bagley <KylieBagley@elpasoco.com>

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Hi Kylie! My name is Joseph Heffner. I am in total opposition to the request for an RV Park Rezone and a 5 acre parcel rezone on this property. You sent me two notices. a property owner directly across the street from this project, and I am also a licensed real estate broker in the state of Colorado. I have lived at our residence for 30 years. This project should not be approved whatsoever for many reasons. A couple upfront would be:

A) it is in a residential area with many homes and families directly in contact with this parcel of land, along with a Peyton Elementary, Middle and High School 'School Bus' pick up and drop off right in front of the property.

B) The amount of traffic coming off of Peyton Highway onto this parcel is going to be very dangerous as there is a hill with a major Blindspot for people, turning in and out of this property, as it is already an issue as it stands.

C) the amount of traffic coming and going from either direction on Peyton Highway will Cause a lot of problems for for all the neighbors , their families and the safety, not to mention the wear and tear on Peyton Highway and the amount of traffic.

D) The amount of people that would be residing in this RV park for indefinite periods of times, and all of the noise and trash that will be blowing all over the place due to the high winds we have out here frequently. As well as the concerns of safety and security of our properties and the amount of theft and burglaries. There is no idea of the type of people that that will be coming and going and it will take away a lot of the values of our properties with having this right in the middle of all these residential areas.

These are just to name a few. I do know that the Peyton general store is opposing this as well.

We are all wanting to be notified of all meetings, and hearings 2 to 3 weeks prior to them happening. I have heard that it's going to the county commissioners already, and we have not even been notified that it is gone to the planning commission yet? We need very fluent communication for all of the Peyton community as they are all up in arms, including myself! You can contact me on cell phone at 719-331-6240 or you can email me but I would prefer you call me first to make sure I receive your email. We all want to be attending these hearings and meetings as we as taxpayers have the right to voice, our concerns, our opposition in our opinions! So, please get back to me as soon as possible. I have left you a couple messages at your office phone number on these notices. Thank you!

Joseph D (Jody) Heffner

Sent from my iPhone