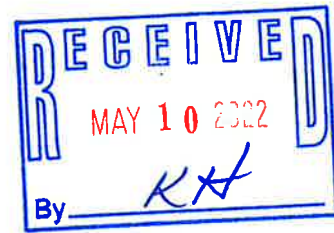


El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910



Regarding Case # AL 227

May 5, 2022

Dear Planning Committee Members,

We are writing in opposition to the proposed Special Use Permit application of Ramon Posada, 10500 Peaceful Valley Rd, Colorado Springs, CO 80925, Case number AL 227 as a Peaceful Valley Lake Estate (PVLE) HOA neighbor. Please see attached copy of Mr. Ramon's letter of intent sent to his neighbors.

The special use permit will seek to allow using this residential subdivision property as a business/commercial property to park and use heavy equipment and machinery with employees going in and out, in addition to stockpiling, loading and unloading landscape materials such as rocks, sod, and trees.

As neighbors and members of the PVLE HOA, we strongly oppose such a permit for many reasons and concerns – of which some are listed in this paragraph. The HOA covenants do not allow for a business venture in this residential subdivision. If a permit from the county was granted this business would greatly increase the noise level caused by heavy equipment, driving, loading, unloading, and dumping materials throughout the week and weekends. In addition, allowing such a business would increase the dust levels in the neighborhood, greatly increase heavy construction vehicle traffic, increase dust pollution, decrease property values and grant this permit against the HOA covenants. Also allowing this special use permit would set a precedent for future similar business applications using residential properties for business thus turning this residential subdivision into an industrial park.

We strongly urge you to deny this Special Use Permit for the above outlined reasons. This letter is written anonymously in order to maintain good neighborly relations.

Property owners of the Peaceful Valley Lake Estate Subdivision.
Thank you for your consideration.

Anonymously signed;