

El Paso County Planning & Community Development
Attn. **Dan Feuerbach / Planner I**
2880 International Circle, Suite 110, Colorado Springs, CO 80910

10-25-2022

RE: Special Use Request File AL-22-007, Parcel ID No. 5523004005; Ramon Posada; Peaceful Valley Rd, Colorado Springs, CO 80925

Mr. Feuerbach,

In reference to your Letter from 10-17-2022 (enclosed copy in envelop), I am writing in stark opposition to the proposed Special Use Permit application from Mr. Posada, as an adjacent Peaceful Valley Lake Estate (PVLE) HOA neighbor sharing his lower property border with mine. I am very close to his business venture: the storage barn and laydown yard. As a disabled veteran, I am mostly home and outside on my property since I have llamas on the upper prairie next to Mr. Ramon's property, and simply would like to enjoy the previously peaceful country life without equipment, motors running, employees taking photos of my llamas, unloading and loading gravel, daily traffic on his prairie from work trucks with large equipment trailers (including week-ends) and looking at an ugly industrial site in a residential area that shall not permit any such business venture just to save cost of laydown yard/ parking area which Mr. Ramon can rent away from our subdivision. Mr. Ramon purposely moved here with his business and from the start violated the HOA and El Paso regulations. This is a big deal since others may follow suit if this permit will be permitted and moving here to open any type of business. Resistance by the HOA members has been reflected with the recent vote on Mr. Ramon's business: 49 against and only 6 for it.

The special use permit would 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. Our HOA covenants do not allow such 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. Therefore, we strongly urge you to deny this Special Use Permit for the above outlined reasons.

Thank you for your consideration,



Ulrike Berg, 7385 Heritage Road, Colorado Springs, CO 80925; Cell: 719-322-4650

EL PASO COUNTY
COLORADO

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
KevinMastin@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

10/17/2022

RE: Administrative Special Use Request for Rural Home Occupation

File: AL-22-007
Parcel ID No.:5523004005

To Whom It May Concern:

This letter is to inform property owners adjacent to 10500 Peaceful Valley that the applicant, Ramon Posada, has requested approval of a special use application for a Variance of Use to allow a contractor's equipment yard with outdoor storage within the RR-5 (Residential Rural) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 11/1/2022. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Dan Feuerbach / Planner I
El Paso County Planning and Community Development
719-520-7953
DanielFeuerbach@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM