

To whom it may concern

RE: PCD File No: AL2326, 13625 Noah Abel Pt

Below is an email that was sent on November 2.

Let the record show that the below email and this letter shall serve as our official "Letter of Opposition" for the above-named project.

Hello Mr. Letke,

We here is a partial list of our growing concerns regarding this project, as requested:

Traffic: *This stretch of highway falls between 2 hills, which makes it a popular passing area at high rates of speed. In the last couple of years alone, we have had 5 deaths due to head-on accidents in this half mile stretch. There are no turn lanes, double yellow lines, caution lights or signs, etc. to warn of the dangerous conditions. Some vehicles are going in excess of 75- 85 miles an hour. Highway 24 is also a main artery for semi-trucks which adds an entirely different set of dangers to this scenario.*

Noah Abel Pt is a "hidden" road, so it's not visible from the highway, even during the day, let alone the evening or night when these events are said by MC3 investments to be planned, and most guests will be arriving from the West, so they will need to suddenly slow or completely stop in the middle of the highway to wait to turn left. Slowing or suddenly stopping will be putting more lives in danger, by either getting rear ended at a high rate of speed potentially a semi or large vehicle, or hitting an oncoming one, trying to get across.

Also, has anyone thought about when the fair is in town or other high traffic times, like holiday weekends and the impact of traffic or accidents?

For the Investors to say that the project will not impact traffic, is ridiculous.

Alcohol: *I'm not aware that alcohol at the venue has been mentioned as of yet, but it's assumed that it will come up, so that is also a concern, as it brings about more safety issues.*

Noise: *The Investment company talks about how they will address noise from the center and also from the highway to his guests as building a wall of some type along the property nearest to the highway. To build a "wall structure " in a rural area such as this is not acceptable to the neighboring residents and does not promote the wide-open space feel that we all moved out here for.*

ZONING & Property Values: *What zoning changes will there be? This facility does NOT fit into an "agriculture" zone. What is this going to do to our property values?*

Water Use: *A business will take a great toll on the water table out here. Many of us struggle with well and water issues already.*

Eastern El Paso County and Calhan want a chance to voice these and many more concerns in a public hearing or meeting and get answers.

Michael Cone has visited at least one home out here and gave a very "sugary sweet" version of what they plan to do and each time, we hear another version and something else gets added or miscommunicated.

We deserve to hear the REAL plan and to be heard.

Thank you for your time.

Sid & Kim Ducharme

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Calhan, CO 80808

To conclude, we and many residents in the area definitely do NOT want this project moving forward. This is a quiet rural agricultural-residential area, and not a place for a "business event center" such as this. We who live out here came here for a reason.