
Opposition to Re-Zoning of Mr. Frank Theis' 685 Peakview Drive

1 message

'Patience Ellis' via Planning Forward <planforward@estes.org>

Sun, Jan 15, 2023 at 1:48 PM

Reply-To: Patience Ellis <pellis50@aol.com>

To: planning@estes.org, jwoeber@estes.org

My name is Patience Ellis. I am a full time resident in Estes Park and reside at [1421 Prospect Mountain Road](#).

I am totally against Mr. Frank Theis's desire to have 685 Peakview Drive re-zoned to a very dense population of homes for many reasons.

Most important, the road on Peakview is more of a rural road for the *properly* zoned 1 acre parcels having 1 home on each. The Town make the right decision making sure this area was not going to be a congested area.

This is not the kind of property that should have so many homes on it. No matter what is proposed to do with the road on Peakview, this property is in the wrong location to keep Estes Park residents in the area safe. The winding curves are already a hazard in this community.

The traffic is already very busy and fast in the Summer and Fall months with out of state people coming up and down that road.

In the Winter, the homes below on Peakview will be subject to increased potential for accidents and possible fatalities due to accidents with such a high volume of vehicles.

The winds have increased immensely in this area during the year. We are at record highs with the winds now. I am so very concerned with the wildfire propensity due to this factor as well with so many MORE proposed homes in a small concentrated location. This is too much "fuel" for wildfires.

High density homes means extreme increased danger of wildlife fatalities and injuries with potentially harming residents to include children as well. This is a major wildlife migratory path and birthing area, right near that property. Herds are all over this specific area.

I am very puzzled as to why Mr. Theis even thought that this kind of action would be acceptable. How could he possibly conceive that he could buy a 7 acre property in an established neighborhood with 1 acre parcels and change the whole area? Mr. Theis indicated that he is moving in June. He will not be around to suffer from this kind of disaster.

I sincerely and respectfully request that you deny a re-zoning of this rural property.

Thank you for your time,

Patience J. Ellis
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