

Vehemently Opposing Re-Zone of Mr. Frank Theis, Peakview Property

1 message

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My Name is Michelle D'Arcy. I live at [1421 Prospect Mountain Road](#). You, by now, have received so many correspondences from my neighbors regarding Frank Theis' desire to rezone that property.

There are so many reasons as to why this is so wrong. As we went through the fear of losing our homes a few years ago with a fire that was quickly approaching us, your firemen utilized Peakview to totally get around with fire trucks and emergency personnel. We were able to clear this area expeditiously. The addition of SO MANY homes in an area which is actually MORE or just as vulnerable to additional wildfires is a safety risk that you should not impose on our whole town.

The high winds are becoming much stronger here. Do we actually want a repeat of what happened on the other side of town? Do we want to have a fire like the Marshall Fire? All of that timber, all of the gas, utilities, etc, would congest the area terribly. The more houses, in an area such as this one with the topography as it is, is life threatening.

I have included a wildlife video for you all to see. This is one of the key areas right at this location, where the Elk and deer migrate daily, have their babies and actually have a space over here to do this.

This is a natural wildlife crossing right before that intersection and up on these properties. They have an established pattern that is much older than any of us over here.

The road curving:

This is not a safe road no matter what would be done to improve it. The winding curves leave many of us who are here full time, hypervigilant due to out of state people driving up and down the road in large rigs. Local trade people drive up and down this road to get around quicker. You have a lot of traffic already. Again, a congested area will add to more accidents.

Regarding "studies regarding safety from traffic:"

To rezone and to THEN do studies of the impact of such a terrible location AFTER the fact is unconscionable. While this may be well within the regulations, we all know that people will die. Children will die walking across that road. It will take many years for the wildlife to accept this loss of one of their main migration paths in this area.

You do not want a stampeding of a child or children due to them now realizing that the wildlife are not big pets.

In closing, there are other areas in town that are not as risky as Peakview. Mr. Theis said that, "I am in no hurry here." To us, this means that he will wait until all of the considerations are no longer a consideration to you all. There are way too many conflicts of interest that we are aware of. The biggest one being "safety."

And, I am sure that Mr. Theis has other plans. We would implore you to not rezone to dictate a major change to a naturally unsafe area west of town for those on either side of Peakview to suffer from. I would implore you to grant Mr.

Theis the same opportunities via town regulations and no more.

I have included just ONE video of how the migratory patterns of Elk take place right in this area. This is why people come to Estes Park to visit as well as to live.

Thank you for your time,

Michelle A. D'Arcy,

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