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## 685 Peak View

1 message

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nancy curtiss <>

Thu, Dec 22, 2022 at 2:35 PM

To: jwoeber@estes.org, planning@estes.org, wkoenig@estes.org, pmartchink@estes.org, mcenac@estes.org, swebermeier@estes.org, bmc Alpine@estes.org, cyounglund@estes.org

As a resident of Estes Park for 35 years and a resident of Koral Heights I am contacting you to share my views regarding the requested rezoning of 685 Peakview.

- The zoning change requested is inconsistent with the Town of Estes Park Development Code
- The current zoning allows for only 7 homes on the site, which is what should be allowed
- Deed restrictions must be tied to the lots/land so there is consistency and no vacation rentals that would destroy the peace and harmony of the existing nearby neighborhoods
- Before the rezoning, the Town should do a traffic study, environmental study and drainage study to determine if this development will cause undue harm to the neighborhoods surrounding 685 Peakview. These are vital to the determination of rezoning, and should come first.
- I believe that you on the Planning Commission and Town Board must put the rights of the existing homeowners before those of the developer in this case. Yes, we need housing desperately in Estes. Yes, there is very little land available for building housing. And yes, the request to build 39 homes on this property is egregious, density of this kind will cause traffic issues on the curve of Peakview, migratory wildlife corridors will be impacted and the paving of the area will affect drainage.

Thank you for your consideration in this matter.