



Karin Swanlund <kswanlund@estes.org>

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## Rezoning request for 685 Peak View

1 message

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**Laura Rustin** <>

Tue, Dec 20, 2022 at 2:07 PM

To: Planning@estes.org, jwoeber@estes.org, jgarner@estes.org

Laura Rustin  
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December 19, 2022

Estes Park Planning and Zoning Department

I am writing to express my objection to the rezoning request for the property at 685 Peak View.

My main area of concern is the potential for serious traffic issues and motor vehicle accidents.

My husband and I have owned our home at the corner of Peak View and Devon Drive for more than 14 years. My kitchen and living room windows face directly out and overlook Peak View. I have had ample opportunities to observe the traffic patterns on that stretch of Peak View.

Dangerous driving is a common occurrence there. There is a major curve on Peak View just to the east of my home. Cars speed by and then suddenly have to hit the brakes in order to drive thru the curve safely. At the present time, cars do not enter Peak View at that point.

According to the map that has been distributed showing the intended use of that parcel, it shows that the main entrance to the proposed development is placed in the middle of

that curve.

Traffic coming east on Peak View from Mary's Lake Road would travel thru the curve and suddenly come upon stopped cars wanting to turn left – across traffic – to enter the development.

Traffic coming west on Peak View will have to be prepared to dodge cars crossing their lane from the oncoming traffic.

Vehicles exiting the development onto Peak View – in either direction – will suddenly appear in front of vehicles moving rapidly down Peak View. Visibility in the area is severely compromised.

This is a recipe for disaster. There do not seem to be any mitigation efforts to deal with this traffic hazard.

Before any consideration is given to the change of zoning request, a professional traffic management consultant must be hired.....at the developers expense.....to study this dangerous situation.

Based on these concerns, the rezoning request should be denied or postponed until such time as this issue has been addressed.

Thank you for your attention to this serious issue.

Laura Rustin