

Melody Harrison

From: Judy Beattie <judybeattie1937@icloud.com>
Sent: Friday, January 15, 2016 9:10 AM
To: Bob Gordon
Subject: RV Park near Riverpark

Greetings:

My name is Judith Ann Beattie, I was, for 14 enjoyable years, a resident of Lakota and the fine town of New Castle.

I have, due to just getting older, moved to Grand Junction. Before leaving New Castle I purchased a two bedroom condo at Riverpark as a "second home". Prior, I had been in the Glenwood area since 1963.

I am writing to ask you to please vote NO on the issue of the RV PARK.

I feel this area, right off I-70, is certainly not an attractive place to advertise all that New Castle has to offer now and most certainly in the future. Of course I well understand the problems the RV Park would present to the HOA members of Riverpark are substantial. **This is to say nothing of the challenges and problems to the Town of New Castle such as policing, fire department, schools, road maintenance, etc.**

Thank you for your consideration of my concerns. I do plan to make a trip to New Castle for your meeting on 1/19/16.

Sincerely,

JUDITH ANN BEATTIE
1111 Horizon Drive #310
Grand Junction, CO 81506

970-355-4081

Melody Harrison

From: shawn williams <shawnawilliams0719@yahoo.com>
Sent: Thursday, January 14, 2016 6:44 AM
To: Bruce Leland; Frank Breslin; Patrick Stuckey; imetzger@sopris.net; Merle Means; Melody Harrison; Bob Gordon
Subject: Fw: RV park

[Sent from Yahoo Mail on Android](#)

On Thu, Jan 14, 2016 at 6:28 AM, shawn williams <shawnawilliams0719@yahoo.com> wrote:

My name is Shawn Williams. I am a homeowner in River Park Condominiums. I will not be able to attend the meeting Tuesday but would like to voice my opinion. As an owner, I have seen my property values fall through the floor and now the value has finally started to rise. I believe if this RV park is approved, all of us here would see our property values fall yet again. In my own opinion I also believe that an RV park is comparable to a trailer park or low income housing and would just be an eyesore for New Castle. I'm asking as a homeowner and a proud citizen of New Castle for council to vote "NO" on the RV park. Thank you for taking the time to read this and please vote "NO" on Tuesday.

You. Thank

Shawn Williams

Melody Harrison

From: Enedina Briceno <Enedina.Briceno@vectrabank.com>
Sent: Tuesday, January 12, 2016 2:14 PM
To: Bob Gordon; Bruce Leland; Frank Breslin; lmetzger@sopris.net; Patrick Stuckey; Merle Means; Melody Harrison
Cc: Susan Christensen
Subject: Riverpark Condominiums/ Regarding RV park final vote

January 12, 2016

Please Vote NO!!!!

As a homeowner at Riverpark Condominiums, We strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary. Our children consistently bike the trail and walk our dogs around the area. We are afraid of the strangers that will be coming and going to our area and we don't believe it will be very safe for our children because of the I-70 easy access. We have lived here for the last 4.8 years. We love the tranquility and the beauty of our piece of paradise.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Enedina Briceno

Riverpark homeowner

THIS ELECTRONIC MESSAGE, INCLUDING ANY ACCOMPANYING DOCUMENTS, IS CONFIDENTIAL and may contain information that is privileged and exempt from disclosure under applicable law. If you are neither the intended recipient nor responsible for delivering the message to the intended recipient, please note that any dissemination, distribution, copying or the taking of any action in reliance upon the message is strictly prohibited. If you have received this communication in error, please notify the sender immediately. Thank you.

Melody Harrison

From: Tom Baker
Sent: Friday, January 01, 2016 12:28 PM
To: Melody Harrison
Subject: Fwd: Proposed RV Park

For Mr. Chatmas and the packet.

Sent from my iPhone

Begin forwarded message:

From: Bruce Leland <bruceleland@sopris.net>
Date: January 1, 2016 at 10:38:42 AM MST
To: <tbaker@newcastlecolorado.org>
Subject: FW: Proposed RV Park

From: Nathan Boteilho [<mailto:elroy2912@yahoo.com>]
Sent: Friday, January 1, 2016 10:15 AM
To: robertjudygordon@comcast.net; bruceleland@sopris.net; frankbres@yahoo.com
Subject: Proposed RV Park

Attention: Mayor Gordon:

As homeowners at Riverpark Condominiums, My Wife and I strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate, that aesthetics should be STRONGLY considered. Riverpark has set an upgraded standard of attractive housing and we continue to work on that!!!

Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle. Regarding the R Ver's they come and go with various kinds of coaches, some very high-end and others home made with flags and paint that truly grabs your attention in a very negative way!!! Zoning Gurus would call it VISUAL POLLUTION We have been full time R Ver's in the past and know what many rv's that rattle in to the r.v. parks look like and sound like!!!

We also would come in to a town for a few nights and left for another location, with know interest in busting the towns economy or supporting its businesses, except to maybe buy a few groceries and to maybe gas up! Then we leave with no knowledge

of the impact that our visit might have had on the city or upcoming town, like our historic New Castle, within which is one of, if not the largest communities in the area, with people that have an interest in the economy of OUR town and property values both present and future.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval.

Please give consideration to your towns appearance and fellow business neighbors by not allow this RV park next to our condominium or in our town this lot would be a perfect spot for what was featured on the for sale sign when the property went on the market. Zoning is a very big issue for an up-coming city or town like ours.

Thank you for your consideration,

Respectfully,

Nathan & Julie Boteilho
Riverpark homeowner

Melody Harrison

From: Chip Houser <chiphouser@outlook.com>
Sent: Friday, January 01, 2016 2:11 PM
To: Bob Gordon; Bruce Leland; Frank Breslin; Imetzger@sopris.net; Patrick Stuckey; Merle Means
Cc: Melody Harrison
Subject: proposed RV Park

Ms. Metzger, Mr. Gordon, Mr. Leland, Mr. Breslin, Mr. Stucky, and Mr. Means,

My wife and I have owned and lived in a RiverPark unit in Building 18 since it was built in 2007. Our jobs have taken us away from Colorado and we are currently renting it out, but we intend to return to New Castle in a few years when we retire. The building management and homeowners association at RiverPark have worked very hard to create a beautiful environment, including attractive buildings and a wonderful park setting. We are happy to see that almost ten years later it remains clean and well-maintained. It also creates an attractive first look at New Castle and is respectful of the adjacent river. We are concerned that an RV Park on the adjacent site, which is not large and is significantly closer to the river, will not be able to achieve the same level of environmental and esthetic integrity.

Building 18 is the closest to the proposed RV Park. We are also particularly concerned about sightlines and noise from the proposed development. Unfortunately, if the park is approved we will reconsider our plan to retire to New Castle.

It is our hope to attend the Town Council meeting on January 19th, but if we are unable to attend, please represent our opinion to the town council. Please do not approve the RV Park that is proposed for the site adjacent to our unit. Thank you.

John Charles Houser and Sue Anne Harken-Houser
Owners of RiverPark Unit #1808

Debbie Nichols

From: newcasv4@rsb31.rhostbh.com
Sent: Saturday, November 21, 2015 9:54 AM
To: Debbie Nichols
Subject: Contact Form Submission

The following information was submitted via the Contact form on the Town of New Castle's website.

Full Name: Marley Tobian

Email: marleytobian@comcast.net

Your Message: My message is for ALL of the Town Council Members. I am a resident/owner of #1107 River View Dr. I am also an active member of Friends of the New Castle Library and a registered voter. I urge all of you to reject the application for an RV Park at the East end of the River Park Condominium community. Regardless of how "high class" the developer describes his plan, it is ultimately an RV Park, and will, in time, look like most RV Parks. I believe it will be not only detrimental to property values, but also to the wildlife that frequent the ponds daily. It will increase traffic, noise, trash and pollution, which New Castle and its residents will have to endure. PLEASE VOTE NO!

Melody Harrison

From: Tom Baker
Sent: Saturday, December 19, 2015 1:06 PM
To: Mindy Andis
Cc: Melody Harrison
Subject: Fwd: R.V.PARK

Mindy,
One more for the 19th packet.
Tom

Sent from my iPhone

Begin forwarded message:

From: Bruce Leland <bruceleland@sopris.net>
Date: December 18, 2015 at 3:24:49 PM MST
To: <tbaker@newcastlecolorado.org>
Subject: FW: R.V.PARK

From: Tom D'Ari [<mailto:tdari43@hotmail.com>]
Sent: Thursday, December 17, 2015 1:34 PM
To: bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; mmeans@newcastlecolorado.org
Cc: bgorden@newcastlecolorado.org
Subject: R.V.PARK

Dear Council Members,

My name is Tom D'Ari, I am a New Castle resident and own unit 206 in the Riverpark Condos. I am writing this letter to express my opposition to the proposed r.v. park development on Colo. River Rd.

Here are my reasons.

1. A commercial development is not in the character with the existing land use of the area. East bound on Colo. River Rd. from Bruce Rd. [the bridgeway over the river, railroad and highway] there are only residential neighborhoods. I think it should remain this way.

2. The proposed r.v. park is on a very narrow and fragile piece of land. By the time consideration is made for set-backs from the Colo. River and Colo. River Rd. [including the pedestrian and bike path] it becomes even more narrow. Not a good location for 40 foot and longer r.v.'s to be entering, exiting and turning around. Also much of the Colo. river bank in that area is steep and fragile. It must protected from development.

3. Motorhomes and r.v.'s are notoriously leaky machines. The hoses, seals and gaskets tend to dry and are subject to diesel, gas, oil and antifreeze leaks. Such a condition where surface drainage of these toxins into the river should not be allowed. This proposed r.v. park is too close the river.

My suggestion for use of this property would to continue the recreation park and river walk [now in existence north of Riverpark Condos] over this land west to the bridge. This would benefit all the New Castle residents. Perhaps some kind of tax or other incentives could be offered to the present owners to dissuade them from developing an "out of place" r.v. park

Thankyou for the hard work you do for the people of New Castle and for hearing our comments.

Sincerely,
Tom

Tom D'Ari

348 River View Dr. #206

New Castle ,Colo. 81647

Melody Harrison

From: Clay Lowery <cplowery@me.com>
Sent: Tuesday, January 12, 2016 1:46 PM
To: Bruce Leland; Bob Gordon; Frank Breslin; lmetzger@sopris.net; Patrick Stuckey; Merle Means; Melody Harrison
Subject: RV park

dear new castle town officials,

i am a homeowner in the riverpark development. i am writing to ask that you vote NO on the proposed RV park.
i am adamantly opposed to this project being allowed.

thanks you for your time and consideration on this matter.

Clay Lowery
970-948-9480

Melody Harrison

From: Torrie <torriemoorman@hotmail.com>
Sent: Sunday, December 20, 2015 9:08 PM
To: Melody Harrison
Subject: Vote NO on proposed RV park

To Town Clerk Melody Harrison:

My name is Torrie Moorman and I'm writing to you about my concerns about the proposed RV park. I'm the owner of a condo at 315 River View Dr. Apartment #1807 New Castle, CO 81647 which is an upper unit on the west side of the complex. I'm highly against the proposal of this RV park. No matter what kind of barrier that would be built, will still affect the value of my condo. Instead of a beautiful view of the Colorado river, I will constantly be looking over any barrier and see the proposed RV park whether I'm on my deck or looking out either bedroom window. Not only is it unfair to have our HOA fees pay for this undetermined amount, we will be dealing with the noise, traffic, litter, and smells. I regret not being able to make it to any meetings to voice my opinion but had to work. We all know how expensive it is to live in this beautiful part of Colorado. I suggested to Susan Christensen to send out a letter to condo owners to sign a petition against this RV park as I feel about every owner and renter would be against the RV park but just don't have the free time to go to these meetings. I have already lost a lot of money on my condo with property values going down since I purchased it. I never would have bought this condo if I knew that there was a RV park going to be built next to my unit. How would you feel if you lived here? Our HOA fees are already high and there are undetermined expenses that would be taken away from going toward other maintenance in our community. I ask you please deny the approval of this RV park at this location. There is just too many things that will negatively affect everyone at river park condos. RV parks should be built away from other people's homes where the noise, traffic, septic, trash, pollution, ect. won't impact other people. Thanks for taking the time to hear my concerns and once again, please vote NO, NO, NO. I can be reached at 970-618-3281 or email at torriemoorman@hotmail.com.

Torrie Moorman

Elizabeth Cotlar
Riverpark Condominium Homeowner
713-208-5103

December 1, 2015

Mayor Gordon & Town of New Castle Council Members
Via email to Melody Harrison: mharrison@newcastlecolorado.org

Dear Mayor Gordon:

I am a homeowner of 3 individual condos at Riverpark Condominiums and am writing to voice my opinion in *strong objection* to the RV Park that is proposed immediately adjacent to our property. As a licensed realtor and property investor I see great potential for the growth of New Castle, particularly since there are just two directions that expansion can occur from Glenwood Springs. 82 towards Aspen is cost prohibitive for most. It is therefore my opinion that New Castle is uniquely positioned for substantial real estate growth in the very near future.

The proposed subject property sits at the highest point of the New Castle exit, showcasing prominently from I-70 traveling both east and west. Allowing an RV park at the primary town feed is not an upgrade for our town. Not only will the RV Park diminish the aesthetics of the main entrance into town, it also greatly diminishes our residential neighborhood and beautifully maintained Town Park. Additionally, costs of \$25,000 to Riverpark homeowners are currently budgeted to mitigate the unsightly results of allowing an RV Park as neighbor, and this does not include the added ongoing lawn maintenance of that area for our HOA. If you vote to allow the RV park, it is my strong opinion that you will reverse the future trend of increased property value in Riverpark Condominiums. I personally, would never purchase a condo (much less three) at Riverpark, if an RV park was situated on the neighboring parcel.

Riverpark has established an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. I hope that you and your constituents will hold to that higher standard maintaining the integrity of the beautiful river side to New Castle and the adjoining residential property values for Riverpark Condominium Homeowners.

I ask that the you and the town council wait for a business that will be of highest and best use and value to the town of New Castle and Riverpark Homeowners; not one of highest and best value to the owner/developer of the RV Park (with all due respect.) The subject property is prime to the town of New Castle, and I hope that you and your constituents will *vote NO* for allowing a proposed business that is not in the best interest of its' immediate residential neighbors (both visually and financially,) nor for the overall appeal of our towns' growth.

Thank you for your consideration in representing the best interest of our residential neighborhood and the town of New Castle.

Respectfully yours,



Elizabeth Cotlar
Riverpark Condominium Homeowner

December 22, 2015

Dear New Castle Councilors, Mayor and Mayor pro tem:

Thank you in advance for your consideration of the following points. I would first like to say that I have no personal objection or bias against an RV park. My only objection is having an RV Park built at the proposed location. I believe that this is a very important issue for the future direction of growth for both New Castle and Riverpark Condos. Regarding the potential impact of allowing an RV park at a principal location in our community, please consider the following before voting:

Potential Impact To Riverpark Condos

- On 11/19, at the Riverpark Homeowners Association (HOA) meeting, \$25,000 of the HOA budget was approved & allocated in reserve to build a natural barrier between us and a proposed RV Park. That \$25,000 is now unavailable for any emergency repairs or future maintenance at Riverpark. If repairs are necessary and exceed our current HOA funds, HOA dues could increase or a special assessment may be charged. Current HOA dues are \$347/month for 3 BR, \$306/month for 2 BR and \$231/month for 1 BR.
- Riverpark management states that \$25,000 will not cover the full cost of building the barrier and that we will need even more money to complete the project, at an undetermined cost. The only boundary agreement that is required of the RV park owner is to construct a 3-rail split fence and nothing more.
- Once the barrier is built, there is ongoing lawn maintenance and possible other maintenance, adding another cost to Riverpark HOA of an undetermined amount.
- If HOA dues increase and/or assessments occur, it will cause a negative financial impact to current property owners. Additionally there is potential for diminished appeal and/or attainability for some future buyers.
- After numerous foreclosures, Riverpark property values have finally begun to reach a level where it is less profitable for investors to buy for rentals. As prices continue to rise, sales will trend towards buyers who will be owner occupants. If negative impact occurs from a neighboring RV park, property values could decline subjecting Riverpark to ongoing high rental ratios. This scenario will likely cause increased difficulty in obtaining lender financing for future buyers.
- If a community solar garden was deemed non-suitable to Castle Valley Ranch residents for concern of negative impact to property values, why would an RV Park not be held to the same standard as a neighbor to Riverpark residents, regarding negative impact?
- In summary as it stands, a neighboring RV Park will likely cause added expenses to current owners through HOA increases or special assessments and potentially lessen Riverpark Condos desirability and demand to some buyers.

Potential Impact to the Town of New Castle

- Riverpark has established a higher standard and better use to the main entrance/exit of New Castle along the Town Park and river. Having an RV park situated front and center at the primary town entrance/exit does not further the highest and best use of a significantly visible, key property for the future growth of New Castle.
- If RV park approval is granted, New Castle has lost the opportunity for a higher and better use business to occupy prime land that can potentially provide the town with more long-term tax revenue. Although the owner has expressed a desire to build a hotel, once RV park permits are in hand, he is not obligated to do so - ever.
- Long term tax revenue from 18 seasonal spots (3 of those for staff & owner reduces to 15) would seem to offer nominal benefit to New Castle considering the particular location of the river front property and the loss of potential for more multi-family residential, a restaurant, a Starbucks, a high-volume type business or a hotel (not a potential hotel built at some undefined future date.) The property offers 1-70 travelers quick on/off access from both east & west and appears uniquely situated for a high-volume, year round consumer based business, unlike any other along the 1-70 corridor at a town exit. What are the projected taxes from an RV park?
- Property taxes recently increased, due to rising property values. If property values decrease at Riverpark resulting from an RV Park's negative impact, property taxes for 153 condos assessments can follow; a potential loss of revenue to New Castle.
- It is my understanding that the owner has current ownership of RV park(s) yet no hotel ownership. The RV Park owner has verbally committed to build a hotel yet there is no contractual agreement that requires him to do so once he has approval for an RV Park. Theoretically, an RV park can remain at that location indefinitely.
- And finally, It seems extraordinary that a project with such great potential for impacting the direction of growth for New Castle and for increasing financial costs to 153 taxpayers, be granted RV approval without a contract defining the planning, requirements, and timelines for building said hotel in a legal written agreement. Once an RV Park is approved, a hotel is left to chance, circumstance or the owner's choice.

Growth from Glenwood will naturally expand towards New Castle, otherwise towards Aspen which is cost prohibitive for many folks. I hope that you consider other options for securing a better and higher use business for this prime parcel in our community.

And finally I ask you this; would you want an RV park built next to your residence?

Respectfully yours,

Beth Cotlar

Riverpark Condominium Homeowner



Homeowners Association

Mayor Bob Gordon
Via email

Dear Mayor Gordon:

As a homeowner at Riverpark Condominiums, I/we strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Bilkie Sutherland Unit #1003

Riverpark homeowner

Professional Property Management
Homeowners Association & Rental Management
Post Office Box 1500, Edwards, CO 81632
Phone 970-926-2299 • 970-984-0327 • Fax 970-926-8690
riverpark@polarstarproperties.com



**Paula Bishop
P.O. Box 8685
Aspen, CO 81612
(970) 379-9636**

December 7, 2015

Mayor Bob Gordon
Via email robertjudygordon@comcast.net

Dear Mayor Gordon:

As a homeowner at Riverpark Condominiums, I strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Paula Bishop - owner #1504

Paula Bishop
Riverpark homeowner

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:51 AM
To: Mindy Andis
Subject: FW: RV Park proposal at New Castle fwy. Entrance
Attachments: November 29 RV park.docx

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:09 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: RV Park proposal at New Castle fwy. Entrance

From: Debbie Pennington [mailto:debra.pennington@icloud.com]
Sent: Monday, November 30, 2015 8:54 PM
To: bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; mmeans@newcastlecolorado.org; robertjudygordon@comcast.net; schristensen@polarstarproperties.com; bgordon@newcastlecolorado.org; pstuckey@newcastlecolorado.org
Subject: RV Park proposal at New Castle fwy. Entrance

Dear Mayor Gordon,

Attached please find a letter of strong opposition to the proposed RV Park at the entrance to New Castle. The reasons for objection are obvious as a home owner at River Park as this development can negatively impact our property values, family safety and environment. The homeowners at River Park are now beginning to recover from what was a difficult economic condition for real estate in New Castle and this would be another blow to many homeowners whose condo is there only financial investment. Additionally placing an RV Park at a freeway entrance as the welcome gate to the town is absolutely irresponsible of the government who oversees the best interest of the town as a whole. This implication reaches far beyond just the homeowners at River Park. New Castle is known as one of the new up and coming communities in Colorado and the initial impression is seen as one gets off the main entrance to the town. The property location is such that a small commercial complex would be more desirable. I implore you to reverse this madness ASAP.

I have been a real estate broker or investor in Colorado for 25 years and I can tell you this would be a grave mistake. My family also develops mobile home communities (a total of more than 3,000 pads) so I know both sides of the issue. It is a bad idea.

Thank you,
Debra A. Pennington

November 29, 2015

Mayor Bob Gordon

via e-mail bgordon@newcastlecolorado.org

Dear Mayor Gordon:

As a homeowner at Riverpark Condominiums, I/we strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Debra A. Pennington
Riverpark Homeowner #905

cc: bruceleland@sopris.net Mayor pro tem Bruce Leland
frankbres@yahoo.com councilor Frank Breslin
lmetzger@sopris.net councilor Mary Metzger*
pstuckey@newcastlecolorado.org councilor Patrick Stuckey*
mmeans@newcastlecolorado.org councilor Merle Means*
robertjudygordon@comcast.net

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:51 AM
To: Mindy Andis
Subject: FW: RV Park

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:10 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: RV Park

From: Susan Christensen [mailto:schristensen@polarstarproperties.com]
Sent: Monday, November 30, 2015 10:09 AM
To: bgordan@newcastlecolorado.org; bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; pstuckey@newcastlecolorado.org; mmeans@newcastlecolorado.org
Subject: FW: RV Park

I have forwarded this message for our homeowner in Mexico.
Thanks, Susan

SeChristensen, GRI, CAM
Homeowner Association & Leasing Manager
schristensen@polarstarproperties.com



p.o. box 1500, Edwards, CO 81632
970-926-2299; fax 970-926-8690

-----Original Message-----

From: Lambert [mailto:lambert@neptunemx.com]
Sent: Sunday, November 29, 2015 9:53 PM
To: <schristensen@polarstarproperties.com>
Subject: RV Park

Dear Susan,

I want to to express my concern about the project of an RV Park as planed on the property next to our development and I want to vote against this idea.

My main objection is that this project affect the resale value of our properties and can bring major security issues into our community, due that we constantly will have to deal with all kind of issues like more traffic, break-ins, nose, intruders ect.

Therefore I object very hard of having a campground close to my property, were we purchased our retirement property in a quiet y secure environment.

Besides I understand with the activities of an RV Park so close, we will run into to many negative issues, that we will find us in a very difficult situation due of the above described concerns This is the owner of unit 1002 of River park and my vote is no.

Saludos , gracias

Lambert Schneck

Owner-Broker

Cel (52) 322 22 71437

Of. (52) 322 22 10287 ext 104

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:50 AM
To: Mindy Andis
Subject: FW: Riverside RV Park

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:10 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Riverside RV Park

From: Valerie Gilliam [mailto:valerie@sopris.net]
Sent: Sunday, November 29, 2015 9:31 AM
To: robertjudygordon@comcast.net; bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; pstuckey@newcastlecolorado.org; mmeans@newcastlecolorado.org
Subject: Riverside RV Park

Dear Mayor Gordon and Town of New Castle Councilors:

We are the owners of a Riverpark Condominium (#208) as a rental property and we have concerns regarding the building of an RV Park adjacent to a residential property. As owners of a Riverpark unit, we feel that we are helping to provide affordable, quality housing. The Riverpark complex is a well maintained and attractive complex providing many people with a good home.

The proposed use of an RV Park does not fit the neighborhood. Although the zoning allows for an RV Park, Riverpark has set an upgraded standard of attractive housing and thereby, advanced the area to a higher and better use. Permitting an RV park may affect our property values negatively and reverse the trend of creating an attractive gateway for New Castle.

In addition, we have concerns that the RV Park may become housing for transient workers which can negatively affect the residents of Riverpark.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town the construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3-rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please consider these comments during the review process regarding the proposed RV Park.

Sincerely,

Valerie Gilliam, 970.948.5877
James S Githens, 970.366.8061
Owners, Riverpark Unit #208

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:50 AM
To: Mindy Andis
Subject: FW: Please read why we cant allow Rvierside RV Park!

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:11 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Please read why we cant allow Rvierside RV Park!

From: Alex Voda [mailto:alexandervoda2@yahoo.com]
Sent: Thursday, November 26, 2015 11:04 PM
To: bruceleland@sopris.net
Subject: Please read why we cant allow Rvierside RV Park!

Dear Bruce Leland,

As owners at Riverpark Condominiums, my family and I STRONGLY object to allowing the RV park proposed. Having an RV park adjacent to our beautiful park and condominium negates nearly all of the feelings we had when purchasing our first home.

When we bought this home, our first home, in late 2009, we felt great about our decision. It was a perfect starter home for us. We wanted to start our life here, and we did just that. While living here, my wife and I had 2 beautiful daughters that surely would be proud to call Riverpark "the place they were raised".

We've gone through financial ups and downs here, just like the rest of the valley. We bought near the top of the market and have since seen families that we would call friends come and go. Some families we know, paid half of what we paid to move in and in a short amount of time, sold for considerable profit. There were times when we explored the option of "walking away" and starting over. The overriding factor that kept us here was always that it's a beautiful place to live in a soon to be (what we believe to be) a really nice place to live that offers so much, that many people admire.

New Castle has the potential to be the perfect example of what an affordable, yet beautiful Colorado town can be. This area of the state offers a lot, but let's be honest. It's not cheap to be here. Young people are starting to look at towns like New Castle, Silt and Rifle due to their "Colorado feel" without the normal "Aspen Valley" price tag. What seals the deal for a lot of folks is THE LOOK!

How can we possibly think an RV park, the first thing everyone will see, is going to make people want to live here? It's the first thing they'll see and likely the last, as they keep driving past. I for sure didn't move here hoping it would be a great place to park an RV and camp. I wanted to, and still do, want to live here for many reasons, including the image and beauty I see as I drive home from work.

It seems there are so many other places an RV park could be set up. Please, don't put it next to my home for everyone driving through to see. They'll never see what my family saw when we decided to call New Castle and Riverpark our home.

My family, and many others, are so close to being financially fine in these condos again. An ugly RV park (all of them are ugly) is only going to slow down, or even ruin our hopes and dreams for this place. There is no question the proposed RV park will have a negative effect on the "value" of the place we call home. Not to mention, because of its visibility, an RV park could potentially ruin the image of New Castle. Please don't set us back again.

WELCOME TO NEW CASTLE!
PARK RV HERE
ENJOY YOUR STAY
MOVE ON TO A BETTER COLORADO TOWN

Alexander Voda
Unit 1204

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:50 AM
To: Mindy Andis
Subject: FW: Riverpark Condominums

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:11 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Riverpark Condominums

From: Michele Poole [mailto:michele@nre.cc]
Sent: Tuesday, November 24, 2015 7:50 PM
To: robertjudygordon@comcast.net; bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; pstuckey@newcastlecolorado.org; mmeans@newcastlecolorado.org
Cc: 'Susan Christensen' <schristensen@polarstarproperties.com>; shellpoole1@hotmail.com
Subject: Riverpark Condominums

Dear City Leaders,

I just recently purchased a condo at Riverpark because I saw it as a wonderful safe place for my daughter to live as she attends Colorado Mountain college and plans to make this her permanent residence. As a concerned mom and homeowner at Riverpark Condominums, I strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

I was lead to New Castle when looking for a residence for my daughter, somewhere safe, quiet and like home. I can assure you living next to a trailer park does not meet these goals for my daughter or any resident of Riverpark.

I am an avid RV I have a 43 foot RV and have traveled extensively across this country. I only stay at KOAs. They are safe, have amenities and full time resident manager. The proposal with this park provides for none of this and the last time I reviewed the proposal I did not see a registration building or full time resident. Those parks harbor the transients, people you don't want living next door to you.

Title 16 of your city ordinances is below: please see the sections I have highlighted;

"Planned unit development" or "PUD" means a project of a single owner or a group of owners acting jointly, involving a related group of residences, or businesses, or industries, and associated uses, planned as a single entity and therefore subject to development and regulation as one land use unit rather than as an aggregation of individual buildings located on separate lots. The planned unit development includes usable, functional, open space for the mutual benefit of the entire tract and is designed to provide variety and diversity through the variance of normal zoning and subdivision standards so that maximum long-range benefits can be gained and the unique features of the development or site are preserved and enhanced, while still being in harmony with the surrounding neighborhood. It shall contain sufficient total area in relation to the intended use or uses to permit effective application of planning principles to protect the land form, reduce street and utility costs, and to provide a superior human environment. Approval of a planned unit development may not eliminate the requirements of subdividing in

accordance with the provisions of this title. A preliminary plat and a final plat may be submitted and processed through the subdivision procedure as provided in these regulations.

I do not see how this proposed use fits the neighborhood anymore. Sirs and Mrs. Metzger, can you honestly say the this trailer park and that is what it is not an RV park is in harmony with the surrounding neighborhood and provides a superior environment? Does it bring jobs to the area that a construction of a new Condo or Townhouse residence would and long term residences would support the local economy? The income from this to the city would most likely be minimal as I read it was a place for people to pass through when traveling the interstate. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums. As safety is my main concern for my daughter, I really protest this use of this property. Let's look for a better use of this property. Visit some of the local "RV" parks before making your decision. I did when planning for a place for my daughter to live none were acceptable. I have a beautiful camper that we were considering park there and let her live there, the parks in the area were nothing I wanted her to even stay over night.

With the current situation in the world and your state being 1 of 20 that is willing to accept refugees from the middle East and your state is also being targeted as a place to bring Gitmo prisoners, a trailer park like this would be a great place for people with no place to go to go. Yes I am a protective MOM and hope you will rognize my concern for my daughter.

Thank you for your consideration,

Michele Poole

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:49 AM
To: Mindy Andis
Subject: FW: Objection to RV park next to Riverpark

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:12 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Objection to RV park next to Riverpark

From: Jenny Peterson [mailto:jennyrsvpeterson@gmail.com]
Sent: Tuesday, November 24, 2015 10:35 AM
To: bruceleland@sopris.net
Subject: Objection to RV park next to Riverpark

Dear Mr. Leland,

As homeowners at Riverpark Condominiums, we strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Jennifer and Bryn Peterson

NO TO RV PARK

November 24, 2015
Ruth Ashlie Villarreal
(970) 456-7404
Riverpark Homeowner

Mayor Bob Gordon

Via email robertjudygordon@comcast.net

Dear Mayor Gordon:

As a homeowner at Riverpark Condominiums, I strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary. An RV park will dramatically decrease all of our home values which in turn hurts the town of New Castle's economy. New Castle needs to continue on it's its path towards improvement for prosperity. Every town along the highway before Vail has made major improvements to make their towns more than bedroom communities. If you want New Castle to succeed the aesthetic element of development has to be considered and developing along the same lines of what is already in place.

Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Ruth Ashlie Villarreal

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:49 AM
To: Mindy Andis
Subject: FW: Proposed RV Park

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:13 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Proposed RV Park

From: kacie oliver [mailto:metalollies@yahoo.com]
Sent: Tuesday, November 24, 2015 8:52 AM
To: robertjudygordon@comcast.net
Cc: bruceleland@sopris.net; frankbres@yahoo.com; Susan Christensen <schristensen@polarstarproperties.com>
Subject: Proposed RV Park

Dear Mayor Gordon:

As a homeowner at Riverpark Condominiums, we strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

We have two young children and do not want more passer byes than we already have living off I-70. It scares me to have short term travelers staying near by.

We purchased our condo in 2008 for top dollar and we are slowly coming back up but are still \$75,000 under what we paid. This RV park will not help the value of my home which in turn will not help my family.

We also agree with the below mentioned items that our association provided:

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Riverpark homeowner's

John & Kacie Oliver

Professional Property Management
Homeowners Association & Rental Management
Post Office Box 1500, Edwards, CO 81632
Phone 970-926-2299 ♦ 970-984-0327 ♦ Fax 970-926-8690
riverpark@polarstarproperties.com

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:49 AM
To: Mindy Andis
Subject: FW: RV park plans in New Castle, CO

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:13 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: RV park plans in New Castle, CO

From: rosaliehewins@comcast.net [mailto:rosaliehewins@comcast.net]
Sent: Monday, November 23, 2015 7:38 PM
To: bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; pstuckey@newcastlecolorado.org; mmeans@newcastlecolorado.org
Cc: robertjudygordon@comcast.net
Subject: RV park plans in New Castle, CO

Dear Mayor Gordon:

As homeowners at Riverpark Condominiums, we strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle. Any RV park is a blight on what is an upcoming neighborhood.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers. This is not something we should have to do. The developers should be considerate of their future neighbors in creating as attractive an area as they can.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,

Riverpark homeowner

Melody Harrison

From: rosaliehewins@comcast.net
Sent: Tuesday, January 12, 2016 1:55 PM
To: Patrick Stuckey; Merle Means; Melody Harrison
Subject: Proposed RV park at Riverfront Park, Newcastle

Dear Councilor,

As owners of property in the adjacent condominiums to this proposed RV park, we strongly urge you to Vote NO for a proposal to develop the adjacent land as an RV park. Furthermore there have not been adequate provisions for screening and separation of the RV park from the condominiums. If this is approved we will have to provide for expensive fencing at our own expense which should be provided by the developers of the RV park. Therefore we ask you to Vote NO on this proposal.

Sincerely,

Rosalie and Jack Hewins

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:49 AM
To: Mindy Andis
Subject: FW: Proposed RV Park

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:13 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Proposed RV Park

From: inga coates [mailto:ingacoates@gmail.com]
Sent: Monday, November 23, 2015 6:01 PM
To: robertjudygordon@comcast.net
Subject: Proposed RV Park

Dear Councilors:

As a homeowner at Riverpark Condominiums, I strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood. Having the Highway Business zoning does not negate the aesthetics that should be considered. Riverpark has set an upgraded standard of attractive housing, thereby advancing the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. I do not want to have an outlay of monies in the future to mitigate the visual and physical impact of these campers! It is outrageous to even think of passing this proposal without input from those who will be impacted the most.

I do not want this RV park next to my property! Please do not allow the RV park next to our condominiums.

Thank you for your consideration.

Inga A. Coates, Riverpark owner.

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:49 AM
To: Mindy Andis
Subject: FW: Please vote NO on the RV park

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:13 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: Please vote NO on the RV park

From: Tina L [mailto:tleatherby@hotmail.com]
Sent: Monday, November 23, 2015 3:50 PM
To: bruceleland@sopris.net
Subject: Please vote NO on the RV park

November 23, 2015

Mayor pro tem Bruce Leland
Via email bruceleland@sopris.net

Dear Mayor pro tem Bruce Leland:

As a homeowner at Riverpark Condominiums, I strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values negatively and reverse the future trend of creating an attractive gateway for New Castle.

I have personally been "underwater" 5 of the near 7 years I have owned and lived in the Riverpark Condo's. The value of Riverpark has just started to rise. My building has finally been filled and no longer has foreclosures actively selling. With the fragile state of this area I consider it a huge mistake to allow an RV park that can and probably will lower what small gains we have made on our homes value. This area could be something great, a place people want to live, but without prudent planning New Castle will become a dumping ground and not a family community.

Consider the impact this RV park will have. As of right now New Castle does not have the man power to upkeep the park, side walk area around Riverpark. After each soccer game I am the one picking up trash that is left for weeks. I have personally encountered two bears in the last year and as no bear trash receptacles are in place with the RV park these contacts with grow. Parking at the park is not currently enforced with many people parking through the night and week. Is New Castle going to enforce the current rules with the influx of a transient population that the RV park will bring? Will New Castle build a fence to separate the RV park from

the family community at Riverpark? Already in the parks trash cans you will find empty alcohol bottles. On walks around the park I have found empty needles. If this area is not even taken care of now how much worse will it get with an RV park. New Castle does not take care of what is there now, what will you do when the population jumps. I can see that my home will no longer be a safe place to live. People walking though the complex to get to the park where they have parked their vehicles and back to their RV. This is not a place I want to live in or next to. If this goes through get ready to loose the owners and gain more renters. New Castle will move from a family friendly location to another commuter/drifter town.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers.

Please do not allow this RV park next to our condominiums.

Thank you for your consideration,
Katina Leatherby - owner at Riverpark Condo's

Mindy Andis

From: Tom Baker
Sent: Thursday, December 10, 2015 7:49 AM
To: Mindy Andis
Subject: FW: RV Park proposed at Lot 1, Section 2 Township 6, Range 9, Riverside Park Subdivision in the Town of New Castle at 7051 County Road 335, New Castle, CO 81647

From: Bruce Leland [mailto:bruceleland@sopris.net]
Sent: Wednesday, December 09, 2015 5:13 PM
To: Tom Baker <tbaker@newcastlecolorado.org>
Subject: FW: RV Park proposed at Lot 1, Section 2 Township 6, Range 9, Riverside Park Subdivision in the Town of New Castle at 7051 County Road 335, New Castle, CO 81647

From: Bryan Palmer [mailto:bryanplmr@gmail.com]
Sent: Monday, November 23, 2015 3:46 PM
To: robertjudygordon@comcast.net; bruceleland@sopris.net; frankbres@yahoo.com; lmetzger@sopris.net; pstuckey@newcastlecolorado.org; mmeans@newcastlecolorado.org
Cc: Susan Christensen <christensen@polarstarproperties.com>
Subject: RV Park proposed at Lot 1, Section 2 Township 6, Range 9, Riverside Park Subdivision in the Town of New Castle at 7051 County Road 335, New Castle, CO 81647

November 23, 2015

Mayor Bob Gordon and Councilors

Via email robertjudygordon@comcast.net, robertjudygordon@comcast.net, bruceleland@sopris.net, frankbres@yahoo.com, lmetzger@sopris.net, pstuckey@newcastlecolorado.org, mmeans@newcastlecolorado.org

Dear Mayor Gordon and Councilors:

My vote for your re-election, next year or in the future will depend on how you vote on this matter.

As a homeowner at Riverpark Condominiums, I/we strongly object to allowing the proposed RV park immediately adjacent to our property on the western boundary.

This proposed use does not fit the neighborhood anymore. Having the Highway Business zoning does not negate that aesthetics should be considered. Riverpark has set an upgraded standard of attractive housing and, thereby, advanced the area to a higher and better use. Permitting an RV park will affect our property values

negatively and reverse the future trend of creating an attractive gateway for New Castle. Our values are just now starting to come back from the crash in 2008. Please do not impact them further.

As of the November town council meeting, site plans were not detailed enough to grant this PUD. If you are planning on final approval, Riverpark Condos should have an opportunity to view and discuss with the town, these construction plans prior to final approval. The developer has not made any binding offers of cooperation on the common boundary except a 3 rail, split rail fence. Riverpark is looking at a very expensive plan to mitigate visually and physically the impact of these campers, though this cost, which will increase my HOA dues will not do ANYTHING to mitigate this for me. My condo is on the 3rd floor and no wall will prevent the negative noise and aesthetics that this park will bring.

Please do not allow this RV park next to our condominiums.

It is my hope to reach the proper person in regards to the to the application for PUD on Lot 1, Section 2 Township 6, Range 9, Riverside Park Subdivision in the Town of New Castle at 7051 County Road 335, New Castle, CO 81647. I own the condominium at 326 River View Dr #108. I have learned about the proposed Riverside RV Park, Inc that has applied with the clerks office to build in the lot just west of the parking area by the building my unit is in. I will be unable to attend the meeting in person.

This letter is to object to such an establishment next to our homes. My condo and parking would border this RV Park and my bedroom would look directly at it. As I am very familiar with RV Parks, I know that it will bring transient visitors very close to our families. This concerns me with general safety of our children that play in the area, our pets, our private property, and our quality of life. Also, the health of the river which runs right past the proposed property.

This property has full potential for being an eyesore. The first thing that owners, renters, and potential owners/renters will see is the RV's when they are pulling up towards our property. **THIS WILL MAKE MY UNIT DIFFICULT TO SELL OR RENT IN THE FUTURE.** Then there is the noise concerns. There will be music, generators, pets, and children constantly around. Next is the smell. There will be the smells of campfires/stoves, smoking of pot and cigarettes, outhouses, and trash which will blow directly into the units in the west end buildings and the cars parked in the parking area there.

Another concern is crime. Will we see an increase in crime by having so many transient people around? Not everyone in an RV is an old couple or a family. Will we have to worry about intoxicated people walking onto our property? I do not want people walking past my property to access the public park near the river. Do we need to be concerned about people publicly exposing themselves to use the restroom? These are all legitimate concerns. We have all seen these things happen in an RV Park.

Please take a moment and think of you and your family one summer evening, wanting to sit outside and eat your dinner on the deck while watching the sunset. You go, sit down, and you hear some 80's heavy metal band playing, the buzz of multiple generators, dogs barking, kids screaming, and a drunk guy yelling. Next, the wind shifts to blow from the west, your family gets a face full of campfire smoke mixed with pot and cigarette smoke, your wife or child has asthma and suddenly they are having a hard time breathing. You have to rush them inside to get their inhaler and your nice dinner is over before you even had your first bite. Or, you come home from a long day, its hot in your home and you just want to open the windows to let the cool evening breeze in. You open them and are bombarded by the smells and sounds listed above. Nice, relaxing night after work, not so much.

It just does not make sense to put an RV park directly next to people's homes. Especially when there is more open space directly to the west of the bridge towards Apple Tree by the boat ramp. Safety, noise, smell, and property value should all come into play when considering this application.

I am all for camping and recreational vehicles. I absolutely love them! However, bordering a location with so many families is not the place for an RV Park. Another point is that if, for some reason, this is approved, there will likely be an exponential increase in vacation rentals by owner in RiverPark condos. These are also not ideal for the families that call RiverPark home. We purchased or rent these condos to be in a quiet location close to Glenwood Springs.

I was told when I bought my unit that there were going to be more condos or residences constructed on that parcel of land with the intention of supporting long term housing and helping the housing situation in the valley. This RV park will not be doing that. Please think of the caliber of people this RV park will be bringing to our town and this community. It just is not right to have this RV park approved.

Thank you for taking the time to read my concerns. I appreciate your consideration and am available if you have any questions.

Sincerely,

Bryan R. Palmer, Owner Unit 108 at 326 River View Dr

Go ahead and add some campers to this picture instead of the small parking lot, some camp smoke, cigarettes and noise of people talking outside and that will be your daily view and soundtrack at your home. It'll ruin a good sunset and a good place for a home.