



VAQUERO HIGHER-DENSITY SUBDIVISION ON CR 125

**Please
Help By
Signing
Our
PETITION!**

(See Back)

WHAT WE OPPOSE

- Plan to subdivide one 35 acre and one 44 acre parcels into 19 lots on Vaquero Way

WHY WE OPPOSE

- Modular/manufactured housing and lack of covenants will negatively affect the character of neighboring properties resulting in loss of property value
- Will negatively affect the habitat of local resident and migratory wildlife and severely impact bordering La Plata County Open Space Conservancy properties
- Wear and tear, traffic and noise would increase significantly on CR 125
- Homes along Seabiscuit Lane will only have one evacuation route in case of wildfire

WHAT WE ARE REQUESTING

- Increase lot size of all lots to 5+ acres to be consistent with bordering properties
- Require a HOA with strict covenants such as the covenants of neighboring Ridgewood Estates and surrounding developments
- Maintain the rural nature of the area by requiring open space and honoring bordering La Plata County Open Space Conservancy properties

Get INVOLVED! Sign up for email updates on our website. Tell your FRIENDS!

► Find out more at: **www.CR125Homeowners.org**

TELL LA PLATA COUNTY *NO*

Petition to La Plata Planning Commission

We, the undersigned, **oppose PROJECT #PL20230035, VAQUERO SUBDIVISION** unless acceptable modifications are made to the current plan.

OUR CONCERNS:

We are opposed to the project as outlined in the draft plan for the following reasons:

- Higher density housing would significantly increase risk of **catastrophic fire** for all resulting in inability to get and keep homeowners' insurance
- Restrict wildlife and **severely impact La Plata County Open Space Conservancy properties**
- Negatively affect **the character** of neighboring properties and the rural landscape
- Negatively affect the **habitat** of local resident and migratory wildlife
- Substandard housing and lack of covenants would cause **loss of property value** for existing owners who have invested life savings in premium homes.
- **Wear and tear, traffic and noise on CO 125** would increase significantly due to 50-100 cars and delivery trucks making daily trips to and from the proposed development

WHAT WE ARE REQUESTING:

1. **Increase the lot size** of all lots to 5+ acres to be consistent with surrounding properties
2. **Require an HOA with strict covenants** such as the covenants of Ridgewood Estates and surrounding developments
3. **Maintain the rural nature of the area.** Require open space for wildlife habitat and migration and honor neighboring Open Space properties
4. Have in place **another evacuation route** in case of wildfire

DATE	PRINTED NAME	SIGNATURE	ZIP CODE	EMAIL &/OR PHONE

Please sign and return petition to:

CR 125 Homeowners | PO Box 34 | Hesperus, CO 81326