

## Kari Parsons

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**From:** Kathy Simpson <beachestogo@gmail.com>  
**Sent:** Wednesday, February 6, 2019 4:06 PM  
**To:** Kari Parsons  
**Subject:** Proposed project called "The Ranch"

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February 6, 2019

Good afternoon Kari,

With the understanding of 80,000+ people who moved to Colorado Springs just last year alone, we would like to take this opportunity to suggest a few alternatives to the proposed project called "The Ranch", located to the north of us. Knowingly, growth is inevitable and can be a positive and/or negative to life. Since our peaceful city in beautiful Colorado has been found, the respect, commitment and accountability from future residents may not be accepted or considered to be their responsibility. By working together for the good of everyone, please consider and understand our perspective.

We are very concerned with the overall proposed density, location of an elementary school, safety, traffic issues, water usage, drainage, erosion, increased noise and our property values. The reason we moved to "The Meadows" 25 years ago is to enjoy the quietness which is offered away from the busy city life and our 5 acre family home lot in a peaceful covenant protected community. Please take the following into consideration as if this was YOUR home and YOUR community. Enjoy a quiet morning with a cup of coffee or relax and watch a beautiful Colorado sunset; we encourage everyone to be able to enjoy the same serene atmosphere instead of the possible unfortunate circumstance(s) that could have been easily molded for the well being of EVERYONE involved.

- Density: We highly recommend the overall density reflect 2.5 acre everywhere in "The Ranch" community as the proposed 2100 "homes" will easily add 4200+ drivers, activities, animals, waste, water usage, drainage, erosion, safety and will impact not only "The Ranch" community but ALL of us. A covenant protected community will respectively define accountability for each property.
- Elementary school location / safety: Consider the location to be centered in "The Ranch" community for all 2.5 acre lot properties and easily accessible instead of the proposed farthest corner of the development which would be located next to power lines and have probable drainage and safety issues. Access to the school via Volmer Road and/or Stapleton Road as the main thoroughfares would likely ensure the safety of children, parents, families, bus routes, road integrity / upkeep and cautious commuters with the help of community involvement and planning rather than imposing the issues stated above if Falcon Meadows Blvd. was to be a "route". We are also concerned the probability of construction vehicles prior and during the execution of the proposed "The Ranch" community will be detrimental to The Meadows community and road. Falcon Meadows Blvd. is a dirt road with an overlay to basically accomodate our community of 78 property owners, not 4200+

commuters. We monitor and encourage safety with a 30 mph speed limit joined with community involvement and awareness including a Neighborhood Watch program. It would be unrealistic to expect the same outcome with an additional 4200+ commuters.

- Water/ Drainage / Erosion: After reviewing the proposed plans and taking into consideration the complexity of this necessity for the proposed "Ranch" community, water is a component we can not live without and a major decision which impacts everyone. Please consider this to be YOUR home and community by completely researching without waiver, to ensure proper mitigation, allocate usage of our aquifer wells, route natural run-off (detention ponds pose multiple potential safety hazards), enact proposefull safeguards for our properties, and avoid a potential natural disaster(s)

Thank you for giving us the opportunity to communicate our concerns regarding the proposed "Ranch" community. Please take a moment and reflect on the issues listed above in our hope for a better future as it will affect EVERYONE. Enjoy life as it goes by too quickly.

Best regards,

Garry and Kathy Simpson

10455 Raptor Loop

Peyton CO 80831

## Kari Parsons

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**From:** Dawn Griebelbauer <bigblackshaggy@yahoo.com>  
**Sent:** Wednesday, February 6, 2019 10:44 AM  
**To:** Kari Parsons; PLNWEB; CARCTB; Mark Waller  
**Subject:** The Ranch

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I am a native of Colorado Springs and a resident of Black Forest for 26 years. We choose to live in this part of El Paso County because we enjoy the beauty of the Forest, the friendliness of the people, and the seclusion the larger lots provide. This development is VERY close to our home and we are concerned that the proposed smaller lots will affect this country lifestyle.

Please do not rezone the property known as The Ranch. The residents who live in rural El Paso County do so for many reasons. Building homes with the density proposed goes against our lifestyle choice. I am also very concerned with traffic and the affect 2100 homes will have on our well.

Dawn Griebelbauer

## Kari Parsons

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**From:** Mary Marten <marymartentoo@gmail.com>  
**Sent:** Tuesday, February 5, 2019 2:28 PM  
**To:** Kari Parsons; CARCTB; Mark Waller; pinweb@elpasoco.com  
**Subject:** Development plans

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### To Whom It May Concern:

I am writing to express my concern over the new development that is being planned next to the Meadows and Elkhorn Estates. I feel this would not be a good development for a number of reasons. First and foremost is that 2100 homes would be way to many for that tract of land. Secondly the road network access is insufficient and would be costly to fix. The water rights is another concern. Other issues are school safety, drainage/erosion/runoff, and the loss of rural residential lifestyle.

Please consider turning down the rezoning request and to prevent this development from going forward.

Thank you for your consideration in this matter.

Mary Marten  
9955 Accipiter Dr.  
Falcon, CO  
[marymartentoo@gmail.com](mailto:marymartentoo@gmail.com)