

Steve E. Rael Jr.

18220 Highway 83

Colorado Springs, CO 80908

(719) 339-0836

July 16, 2026

El Paso County Board of County Commissioners

c/o Planning and Community Development Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910

RE: Support for the Rezoning of the 15.35-Acre Property at the Southeast Corner of Highway 83 and Walker Road

File No. P261 — MA Subdivision Tract A Rezone to RM-12

File No. P262 — MA Subdivision Tract B Rezone to RM-30

Parcel No. 6115011001 | BOCC Hearing: July 23, 2026

Dear Chair and Members of the Board:

I would like to express my support for the proposed rezoning of the 15.35-acre property at the southeast corner of Highway 83 and Walker Road from RR-5 to RM-12 (File No. P261) and RM-30 (File No. P262).

This property is located directly east of my 40-acre property, and we share approximately 840 feet of adjacency. Because the land is sloped toward my property, everything that is done there is highly visible from my land.

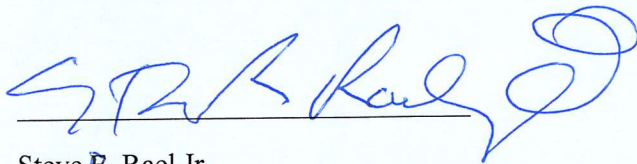
My family and I have owned our property since 2000 and have lived there since 2003, when we built our brand-new dream home. I have not only enjoyed living on the property, but I have also enjoyed using it for boarding horses, and most recently I was permitted for RV storage. Because of this property's location near the intersection of two major highways, Highway 83 and Highway 105, I have always recognized that its highest and best use would likely be some type of commercial development, or the multi-family use being proposed today.

I would have been there in person to speak, but I needed to travel to Minnesota to visit family during this time. Back in 2019, when the Monument Academy charter school was being proposed — which is also highly visible from my property — I showed up and spoke in favor of that use as well, despite tremendous opposition from local groups that had formed. I very much appreciate what that charter school means to our community, and I understand that it is expanding by adding an athletic field with lights and bleachers, a 650-seat auditorium, an additional gymnasium, and more classrooms to accommodate even more students.

I believe the proposed use before you today is going to provide a great place for people to live and be an excellent use of that property.

I very much appreciate your service to our county, your steadfast appreciation for property rights, and your recognition of the wise use of land.

Very truly yours,

A handwritten signature in blue ink, reading "Steve R. Rael Jr.", written over a horizontal line.

Steve R. Rael Jr.

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