

Dear Planning Commission Members:

Ref: Final Plat Mariah Trail Filing No. 1 (File Number: SF2315)

As residents whose property borders the proposed filing plot, we are opposed to approving the creation of six single-family residential lots. Our family has been residents of the Elk Creek Ranches development for more than 29 years. Our property borders the proposed filing plot.

We oppose this Final Plat proposal for the following reasons:

1. This 35-acre Final Plat is located outside the boundaries of the Elk Creek Ranches development. This Final Plat would require our own development to allow residents with innumerable vehicles from the proposed Plat to use our unpaved roads (Thunder Road East and West, and Mariah Trail) in order to gain access to their lots. This could have vastly negative effects on our road conditions, especially when we experience large snow accumulations and huge rainfalls, causing excessive muddy conditions. Why should Elk Creek Ranches be required to allow the many vehicles that would belong to six residential sites outside of our development to use our interior roads? We should not be required to do so!

2. Fire protection would have to be increased, perhaps raising our property taxes. Also, the total number of households using Mariah Trail would substantially increase, causing safety issues in case an emergency egress became necessary.

3. Increased water consumption would further lower our aquifer levels.

4. The leadership of the proposed development has stated they will not agree to complying with our Elk Creek Ranches Protective Covenants. If their development is approved, residents would only have to abide by County "Generic" covenants. According to County Guidelines for Land Code Use – RR5, allowable uses include: Group Home, Manufactured home, Kennel, Livestock, Wholesale Nursery, Private Stables, Tiny House, Tree Farm, Bed and Breakfast, Shipping Containers, Wind Powered Generators, Storage and Repair of Vehicles, and more. Almost all of these uses are not allowed by our Elk Creek Ranches covenants.

It's possible that owners of these properties could allow rentals, other businesses, more than one house, or several buildings per lot. All this would no doubt result in over-the-top light pollution, noise pollution, and possibly over-grazing, etc., negatively affecting Elk Creek Ranches residents who adhere to more suitable, well-established covenants. Also, all this could result in a reduction of interests by others for purchasing our properties and the values for which we could sell them.

We firmly ask El Paso County authorities not to approve this development request.

Sincerely,

Richard and Lois Norris
6025 Wildfire Ct