

Nina Ruiz

From: bress7856 <bress7856@aol.com>
Sent: Tuesday, September 04, 2018 11:49 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Flying Horse North

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Dear Commissioners,

This week, I understand you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

Thus, I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Mike Boatner

13260 Peregrine Cir, Black Forest

Nina Ruiz

From: Vic Russelavage <vicruss5@gmail.com>
Sent: Tuesday, September 04, 2018 10:53 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Flying Horse North

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Dear Commissioners,

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1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.
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I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thank you,

Vic Russelavage
vicruss5@gmail.com
1-719-373-5988

Nina Ruiz

From: Michael Tyler <michael.tyler@cbauto.net>
Sent: Tuesday, September 04, 2018 10:04 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Black Forest Rural Preservation Plan

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This proposal has two items that should be denied:

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I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thank you for your consideration,

Michael & Jennifer Tyler
Resident, Black Forest
214-215-1899

Nina Ruiz

From: un_ave <un_ave@yahoo.com>
Sent: Tuesday, September 04, 2018 9:56 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Flying Horse North - hearing

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I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thanks for your time,
Hugo

Nina Ruiz

From: prcconsult@aol.com
Sent: Tuesday, September 04, 2018 9:56 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Holmes Road

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2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Paul Clowser
PRC Planning INC

Nina Ruiz

From: Dana Kuhlman <danakuhlman529@gmail.com>
Sent: Tuesday, September 04, 2018 9:49 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Today's meeting regarding Flying Horse North development

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Dear Commissioners,

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1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thank you for your attention to this extremely important matter.

Dana Kuhlman

Nina Ruiz

From: barbara atwood <batwood8833@gmail.com>
Sent: Tuesday, September 04, 2018 9:05 AM
To: Nina Ruiz
Subject: Fwd: Flying Horse North Filing 1

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----- Forwarded message -----

From: **barbara atwood** <batwood8833@gmail.com>
Date: Sat, Sep 1, 2018 at 10:23 AM
Subject: Flying Horse North Filing 1
To: ninaruiz@elpasoco.com

I urge you to remove Holmes Road as an entrance to Flying Horse North and to remove the excessive 90-ft. right-of-way requirement on Black Forest Road.

Barbara J. Atwood
Concerned Resident

Nina Ruiz

From: Philip Hosmer <timber755@msn.com>
Sent: Tuesday, September 04, 2018 9:00 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Flying Horse North Preliminary Plan & Final Plat

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Dear Commissioners,

a) The Developer is proposing that Holmes Rd be an authorized access to the site. The use of Holmes for this development should be as a controlled emergency use only. Reason is safety issues: Narrow neighborhood road with no shoulders, 61 driveways, blind hills, 5 feeder roads, and the worst safety issue is it T's into Shoup Rd at the bottom of the hill. Shoup is the major east-west corridor in central Black Forest. Increased traffic from Flying Horse North will increase potential for Holmes/Shoup intersection accidents, especially in winter conditions.

b) The County's plan to impose a 90-ft ROW reservation on Black Forest Rd is contrary to the Black Forest Preservation Plan. To be consistent with the BFPP, Black Forest Rd should remain as a minor arterial with a 60-80 ft ROW.

Philip & Barbara Hosmer

Nina Ruiz

From: Terry Pixley <tpix@earthlink.net>
Sent: Tuesday, September 04, 2018 8:50 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Flying Horse North Preliminaty Plan

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Dear Commissioners,

Please remove Holmes Road as an entrance to this development. It should be an emergency exit or fire lane for the fire department, but not a normal entrance. Add more traffic to this road with 61 driveways does not make sense.

The recent 90-foot right-of-way reservation requirement that is on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Terry Pixley



Virus-free. www.avast.com

Nina Ruiz

From: Cheryl Pixley <cheryl@cherylpixley.com>
Sent: Tuesday, September 04, 2018 8:37 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Preliminary Plan for Flying Horse North - Sept. 4

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Dear Commissioners,

Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Cheryl Pixley

Nina Ruiz

From: LADEFOGED, DEANNE K. <DEANNE.LADEFOGED@d11.org>
Sent: Tuesday, September 04, 2018 7:56 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Flying Horse North/Holmes Road
Importance: High

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All-

As a resident of Holmes Road I would respectfully request the closing of Holmes due to the following concerns. Holmes Road has already been gravely impacted thus far and will have a much greater negative impact to the residents when construction of the homes begin.

1. Holmes is just short of 2 miles long. There are no shoulders or striping.
2. Width of road is 19' (north of Vessey) and 23' (south of Vessey), which is significantly short of the minimum of 30' required.
3. There are 61 driveways on the road with several serving more than one property. Many of these are near blind hills. There have been many "near misses" reported by residents trying to exit their property.
4. There are at least 6 small feeder roads into Holmes, including Schwenks Place, Molly Court, Bluebell Lane, Holmes Lane, Piedra Vista, Vessey at two separate points.
5. There are deep ditches for drainage on much of Holmes on both sides of the road.
6. Significant upgrades would be required to make Holmes Rd. safe for expanded traffic. The current pavement is only a one inch layer of asphalt on top of poorly done chip seal over dirt. Upgrades are not likely to be mandated; therefore, treacherous conditions could stay the norm for years. It's also not likely that the county will ever pay for the following upgrades:
 - moving drainage ditches and moving all driveway culverts
 - moving all mailboxes
 - moving utility poles as needed
 - widen road to required standard subdivision road width
 - re-pavement upgrade
 - center and edge lines after widening
 - added lighting
 - appropriate signage

7. Impact on other higher level roads should be shared between Stagecoach (Collector), Black Forest (Minor Arterial) and Milam (Collector). Holmes is a local subdivision road and is being used as a de facto Collector **which is not okay!**
8. Use of Holmes causes excess turn movements onto and off of Shoup Rd.
9. Milam at Shoup is already a large intersection with turn lanes in place. Due to several deaths and accidents, it needs safety improvements and better markings and lighting.
10. Initial List of BAD experiences on Holmes and Holmes/Shoup in the months since initial work began:
 - dozens of heavy equipment trucks using road with many being oversized
 - dozens of cement trucks lined up on Holmes awaiting the call to unload and then a line ½ mile long as they went back down the hill
 - speed limit excess by construction vehicles as they go up and down Holmes
 - noise of truck braking
 - rocks fallen onto the road from deliveries
 - construction vehicles speeding as they up and down Holmes

Impacts to Holmes Road from construction traffic as well as being the only southern entrance to Flying Horse North are not friendly to the integrity of Holmes Road as a local residential street. It is calculated that over a hundred trucks would be needed for constructing each home, including over-sized vehicles.

Deanne Ladefoged
13375 Holmes Road

Nina Ruiz

From: Stan VanderWerf
Sent: Tuesday, September 04, 2018 12:54 PM
To: Amy Folsom
Subject: FW:

From: kyle heikkila [<mailto:kyle.heikkila@gmail.com>]
Sent: Tuesday, September 04, 2018 6:26 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject:

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2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Nina Ruiz

From: Karen and Jerry Oney <oneykj@gmail.com>
Sent: Wednesday, September 05, 2018 3:24 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Radio Check
Categories: Red Category

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Hi Everyone -- yes indeed, Mr. Stokka speaks on our behalf. Dang-it you guys, the Springs is already uncomfortable and claustrophobic. It would be great to NOT have that happen up this way too. No. Really. I'm serious.

No joke, Holmes Road is an unbelievably crappy road. Go up there and try get mail out of any road-side mailbox...it's pretty risky.

It feels like the developers have all the power and voice here. Why?

V/R

Jerry and Karen Oney
12580 Myrick Rd.
C/S (Black Forest) CO, 80908

PS: yeah, gotta include the form letter below. Pretty sure you've already seen it.

Dear Commissioners,

On Tuesday the 4th of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

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I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Nina Ruiz

From: Kitty West <kitty.west@live.com>
Sent: Sunday, September 02, 2018 7:26 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Holmes Road in Black Forest - A Concern

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Dear Commissioners,

On Tuesday 4 September you will consider the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. However, this proposal has one item that should be denied.

-- Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders and 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

Thank you for listening to my concern.

Kitty West
Darr Drive
Black Forest

Nina Ruiz

From: Marlice VanZandt <marlice.touchtheearth@gmail.com>
Sent: Sunday, September 02, 2018 5:52 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Black Forest Preservation request...

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As a long time resident of Black Forest, I urge you to please consider the Black Forest Preservation Plan in your dealings concerning Flying Horse filings.

Holmes Road is narrow and there are many driveways along it. It should not bear more traffic than currently travel upon it.

Black Forest Road and Vollmer Road ROW if changed, would be excessive and not in keeping with the Black Forest Preservation Plan nor is it in keeping with future traffic flow in the forest.

Marlice Van Zandt
resident Black Forest

Nina Ruiz

From: EXTERNAL Donna Duncan
Sent: Sunday, September 02, 2018 5:24 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Re: Holmes and Black Forest Roads -

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Sorry - about the last note on Holmes and BF roads, I meant to sign it.--

Thank you for considering a request by a resident who hopes you also want what's best for Black Forest and its next residents.

- Donna Duncan

On Sun, Sep 2, 2018 at 5:20 PM Donna Duncan <donnaduncan66@gmail.com> wrote:

Dear Commissioners,

On Tuesday the 4th of September you will be considering the preliminary plan for Flying Horse North. This proposal has two items that should be denied.

1. Holmes Road was a workaround road for us last summer when the bridge on Black Forest road was under construction for seven months, so we know the road well. *South bound the road goes steeply down hill. It has a chip seal finish which prompts vehicles to speed well over the posted limit. Slamming into residents coming in or out of their driveways is more likely with more traffic.*

2. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot

Nina Ruiz

From: EXTERNAL Donna Duncan
Sent: Sunday, September 02, 2018 5:21 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey; EXTERNAL Donna Duncan
Subject: Holmes and Black Forest Roads -

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2. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot

Nina Ruiz

From: Paula Whitehead <petn@mac.com>
Sent: Sunday, September 02, 2018 4:30 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Preliminary Plan for Flying Horse North and Holmes Road Inadequacies

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Dear Commissioners,

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1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Sent from my iPad

Nina Ruiz

From: senthil.v.sam@gmail.com
Sent: Sunday, September 02, 2018 3:32 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Holmes road Request

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Dear Commissioners,

On Tuesday the 4th of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.
2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP “upgrade” to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Best Regards
Senthil (Sam) Vinayagam

Nina Ruiz

From: Bill B <bnkk@hotmail.com>
Sent: Sunday, September 02, 2018 10:33 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey

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Dear Commissioners,

On Tuesday the 4th of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Nancy Blose
16070 Forest Light Dr.

Nina Ruiz

From: JJ <jjellis63@gmail.com>
Sent: Sunday, September 02, 2018 10:07 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Cc: tastokka@gmail.com
Subject: Black Forest Concerns

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Dear Representatives,

As a constituent, I'm requesting that you help cease the senseless deforestation and population of Black Forest. There is plenty of property within Colorado Springs to meet the needs of the community. Instead of promoting the slow death of inner Colorado Springs, why don't developer's refurbish the area? The Murray corridor is quickly becoming a crime/drug abomination. Why not revitalize this and other inner city areas? There is already a community infrastructure in place...schools, water, sewer, commerce. The attempt to settle land in Black Forest only meets the needs of developer's bank accounts.

Traffic in Black Forest is already unsafe with bicyclists and deer. We've already been prey to a man-made fire - we certainly don't need anymore city folk here that do not understand proper fire prevention.

Water in Black Forest is in short supply. My pond dried up this summer for the first time. I have 15 horses and other livestock and yet I'm only allowed to water 5000 sq/ft with my well - which means I have to buy grass and alfalfa instead of growing for my herd. Meanwhile, hundreds of houses are being built and tapping into our water. Their residents will water their lawns and wash their cars and clothes. They will consume exponentially more water within the same 15 acres as I. It's not right! We were here first! Property in Colorado Springs is readily available.

PLEASE help us protect this land. Please observe plans devised long ago to preserve this serene area.

Thank You,
Jeffrey Ellis
11450 Buckskin Ln
80908

Nina Ruiz

From: Joy Walter <joyfwalter@gmail.com>
Sent: Sunday, September 02, 2018 9:44 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Preliminary Plan for Flying Horse North suggestions

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Dear Commissioners:

This message is in regard to your consideration of the prelim plan for Flying Horse North. I am a resident of Black Forest and I am pleased that you are using the Preservation Plan as guidance. Please continue with the utmost regard for the people who already reside here AND for the new dwellers.

For all our sakes, I urge you to remove Holmes Road as an entrance to Flying Horse North AND to remove the 90-foot Right of Way requirement on Black Forest Road.

I plan to attend the discussion on Sept 4 at 9:00am. Hope to see your best efforts.

Sincerely,

Joy Walter
10620 S. Forest Dr
Colorado Springs, CO 80908

Joy Fritz Walter
10620 South Forest Drive
Colorado Springs, CO 80908
1-314-413-3911

Nina Ruiz

From: Joy Walter <joyfwalter@gmail.com>
Sent: Sunday, September 02, 2018 9:44 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Preliminary Plan for Flying Horse North suggestions

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

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For all our sakes, I urge you to remove Holmes Road as an entrance to Flying Horse North AND to remove the 90-foot Right of Way requirement on Black Forest Road.

I plan to attend the discussion on Sept 4 at 9:00am. Hope to see your best efforts.

Sincerely,

Joy Walter
10620 S. Forest Dr
Colorado Springs, CO 80908

--
Joy Fritz Walter
10620 South Forest Drive
Colorado Springs, CO 80908
1-314-413-3911

Nina Ruiz

From: EXTERNAL Carolyn Brown
Sent: Sunday, September 02, 2018 9:28 AM
To: Stan VanderWerf
Subject: FHN

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Dear Commissioners,

On Tuesday the 4th of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Sincerely,

Carolyn Brown

Nina Ruiz

From: 54outpost@gmail.com
Sent: Sunday, September 02, 2018 5:55 AM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Request

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Dear Commissioners,

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1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

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I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thank You,
Ronald Torgerson, PE, PMP
9084 Shipman Ln
Colorado Springs, CO 80908

Nina Ruiz

From: J Matheson <jupiters.smile@gmail.com>
Sent: Saturday, September 01, 2018 9:37 PM
To: Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey
Subject: Expressing my concerns for your 4 SEP meeting

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Dear Commissioners,

On Tuesday the 4th of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

--

John Matheson
11570 Greentree Rd
Colorado Springs, CO 80908
719-495-4383
719-510-6395 cell
S/V Jupiter's Smile

~~~~~ /) ~~~~~ ( ~~~~~ ( ~~~~~

## Nina Ruiz

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**From:** sherrie lidderdale <sherrie.lidderdale@gmail.com>  
**Sent:** Saturday, September 01, 2018 7:03 PM  
**To:** darrylglen@elpasoco.com; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; markwaller@elpasco.com; Nina Ruiz; Craig Dossey  
**Subject:** Preliminary Plan for Flying Horse North

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Sincerely,

Sherrie Lidderdale  
8530 Woodcrest Dr.  
Black Forest, CO 80908

## Nina Ruiz

---

**From:** D Rusch <debbie.rusch@gmail.com>  
**Sent:** Saturday, September 01, 2018 5:54 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Black Forest Vote

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Sincerely Debbie Rusch

## Nina Ruiz

---

**From:** EXTERNAL goldenfan6  
**Sent:** Saturday, September 01, 2018 5:33 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** September 4 2018 Flying Horse North Agenda Item

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Dear Commissioners:

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Sincerely,

Lauri Gephart

16170 Northcliff Square

Elbert, Colorado. 80106

El Paso County

719-359-2164

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*Sent from my LG K20, an AT&T 4G LTE smartphone*

## Nina Ruiz

---

**From:** ShariJune KDORUW <sharijune@yahoo.com>  
**Sent:** Saturday, September 01, 2018 4:11 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Preliminary Plan for Flying Horse North

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development.

This proposal has two items that should be denied however:

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.
2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

respectfully,  
Shari Henry  
13220 Meadow Glen  
CoS, CO 80904

## Nina Ruiz

---

**From:** Spence, Sue <sue.spence@lmco.com>  
**Sent:** Saturday, September 01, 2018 3:19 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Input - Flying Horse North development

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. I want to thank the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development, **however this proposal has two items that should be denied:**

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, and having slid through that intersection on one icy day a few years ago, I can attest to the fact that it's dangerous. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thanks,

*Sue Spence*  
8095 Burgess Road  
Black Forest, CO 80908

## Nina Ruiz

---

**From:** Susan McLean <susanmclean@earthlink.net>  
**Sent:** Saturday, September 01, 2018 2:46 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf  
**Subject:** concerns about Flying Horse North development

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

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2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

**I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.**

Sincerely,

Susan Carson McLean

## Nina Ruiz

---

**From:** Elizabeth Nordman <cen233@gmail.com>  
**Sent:** Saturday, September 01, 2018 2:02 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** input on preliminary plan for Flying Horse North

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Dear El Paso County Commissioners,

On Tuesday September 4 you will be considering the preliminary plan for Flying Horse North. We BF residents thank the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied:

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many sliding incursions on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

My husband and I frequently visit a resident of Holmes Rd and have noticed a significant increase in traffic on what used to be a road I would rarely see any other traffic.

I request that you remove Holmes Road as an entrance and remove the 90-foot ROW requirement on Black Forest Road.

regards  
Elizabeth Nordinan  
Black Forest Resident

---

## Nina Ruiz

---

**From:** Ward, John [USA] <ward\_john@bah.com>  
**Sent:** Saturday, September 01, 2018 1:45 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Concerns with plans for Flying Horse North

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.
2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

*John Ward*  
John Ward, PhD., PMP  
Black Forest resident

## Nina Ruiz

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**From:** EXTERNAL CHARRIS7525  
**Sent:** Saturday, September 01, 2018 1:31 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** for Tuesday's meeting - my feelings

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On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be **denied**.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.
2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

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Sincerely, Charles and Andrene Harris, Black forest residents

## Nina Ruiz

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**From:** malcolm sharp <mackdaknife@me.com>  
**Sent:** Saturday, September 01, 2018 1:23 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Stop further large plot developments in the Black Forest

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Commissioners,

September 4, you will hear a preliminary plan for Flying Horse North development. We appreciate the developers following the 5-acre rule, per the Preservation Plan and for placing larger lots along the boundary of the development. However, these developments will continue to stress our already busy and dangerous roads within the Black Forest. The continued expansive development of black forest lands in the future will not only stress our roads, but also begin to deteriorate the beauty and attractiveness of black forest overall. Further consideration of large land development, should be denied in order to maintain the black forest as the attractive community it is today.

Malcolm Sharp

## Nina Ruiz

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**From:** EXTERNAL Rich Painter  
**Sent:** Saturday, September 01, 2018 12:35 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** input on preliminary plan for Flying Horse North

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Dear El Paso County Commissioners,

On Tuesday September 4 you will be considering the preliminary plan for Flying Horse North. We BF residents thank the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied:

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many sliding incursions on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I frequently visit a resident of Holmes Rd and have noticed a significant increase in traffic on what used to be a road I would rarely see any other traffic.

I request that you to remove Holmes Road as an entrance and remove the 90-foot ROW requirement on Black Forest Road.

regards  
rich painter  
Black Forest Resident

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Richard A. Painter, P.E.

## Nina Ruiz

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**From:** Ray Young <VARYUS@msn.com>  
**Sent:** Saturday, September 01, 2018 12:17 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Objection to Holmes Road as an entrance and to the excessive ROW

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Respectfully,  
Ray Young

## Nina Ruiz

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**From:** Susan Beiner <mrsbeiner@hotmail.com>  
**Sent:** Saturday, September 01, 2018 11:57 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Concerns for the upcoming meeting

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. I have some concerns regarding two issues you are considering.

First of all, I believe that Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a narrow road with no shoulders. It has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

Secondly, the recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

Please, I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road. Keep the rural nature of the Black Forest in mind as you consider these developments.

Respectfully submitted,

Susan Beiner  
Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not

significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP “upgrade” to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Susan Beiner

7447 Crow Ct.

## Nina Ruiz

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**From:** Nancy Beers <equineapproachllc@gmail.com>  
**Sent:** Saturday, September 01, 2018 11:21 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** concerns on Flying Horse north vote

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road, Vollmer Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP “upgrade” to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

**I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road and Vollmer Rd.**

Sincerely,  
Nancy Beers  
Black Forest business owner

## Nina Ruiz

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**From:** EXTERNAL DavidBayvk  
**Sent:** Saturday, September 01, 2018 11:08 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Black Forest insanity

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For the love of God somebody needs to take a reasonable look at what's going on in the Black Forest area the infrastructure can't support what's there now the traffic will become insane And worst of all the delicate water supply in this delicate water system is not going to support hundreds and hundreds of new homeowners that's not possible whoever is doing the study is wrong they're smarter people to talk to which is Julia Murphy who has a strong sense as a hydrologist as to what the problems are. Please preserve the forest and not think in the short term which is what developing always is!

Sent from my iPhone

## Nina Ruiz

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**From:** Pat Francomano <francosr@yahoo.com>  
**Sent:** Saturday, September 01, 2018 10:40 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf  
**Subject:** preserve the Black Forest Preservation Plan

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Dear Commissioners:

Over the years, there have been a number of intrusions into the Black Forest Preservation Plan . It's time for that to stop.

I agree with the Black Forest Land Use Committee's continued objections to the Flying Horse North development as it now stands:

Just recently the county imposed a new right-of-way requirement that we feel is not only excessive but it isn't consistent with future traffic flow in the forest or the Preservation Plan. This ROW requirement is also being imposed on Vollmer Road for two other developments where it is not needed.

Please remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Sincerely,

Pat Francomano  
17460 Walden Way  
Black Forest, CO 80908

## Nina Ruiz

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**From:** Charles Dibrell <cdibrell4@gmail.com>  
**Sent:** Saturday, September 01, 2018 10:35 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Defense of the Black Forest

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP “upgrade” to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

## Nina Ruiz

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**From:** Jessica Sharp <jessicasharp08@gmail.com>  
**Sent:** Saturday, September 01, 2018 10:13 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey

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Dear Commissioners,

I am a Black Forest resident who is concerned about the development plans for Flying Horse North, and appalled by your lack of concern on this issue, or the preservation of the Black Forest area.

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. I applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county.

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP “upgrade” to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW. I live near Black Forest Road and strongly oppose this reservation.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

Thank you,

Jessica Sharp

8555 Lakeview Drive

Colorado Springs, CO 80908

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## Nina Ruiz

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**From:** Joanne P <joprzew@gmail.com>  
**Sent:** Saturday, September 01, 2018 9:53 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** Black forest preservation

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I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road. I bought a home in black forest to enjoy the peace and quiet that black forest allows. I appreciate that your development will be parcels of large acreage, but would ask you to please keep any access roads away from the center of Black Forest. Thank you for your time!

Joanne Przeworski

## Nina Ruiz

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**From:** rico <ehoihjelle@yahoo.com>  
**Sent:** Saturday, September 01, 2018 9:46 AM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Nina Ruiz; Craig Dossey  
**Subject:** 4 September 2018 Flying Horse North Preliminary Plan

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Dear Commissioners,

On Tuesday the 4<sup>th</sup> of September you will be considering the preliminary plan for Flying Horse North. We applaud the developers for adhering to the 5-acre rule in the Preservation Plan and for placing larger lots along the boundary of the development. This proposal has two items that should be denied.

1. Holmes Road should be an emergency exit and not a normal entrance to the development. Holmes Road is a sub-standard, narrow road with no shoulders that has 61 driveways (some serving multiple residences), 6 blind hills and 5 feeder roads that branch off. At the Shoup Road intersection the road slopes downward, resulting in many slide-throughs on snowy days, making it a very dangerous intersection. The traffic study showed an increase of 185 trips per day on Holmes. That is more than the existing neighbors should have added to this already-unsafe road. It is also a small enough amount of traffic that closing that entrance would not significantly impact the traffic in the rest of the development. The resulting cul-de-sac is larger than allowed but much shorter than several other similar cul-de-sacs in the county. **I live on Shoup Road and it verges on dangerous with the amount of traffic today. Please do not allow the use of Shoup Road as an entrance or exit to the development.**

2. The recent 90-foot right-of-way reservation requirement that is being imposed on Black Forest Road and roads adjacent to other new developments is not necessary and should be removed. The 2060 MTCP "upgrade" to Black Forest Road is a 4-lane road that is not necessary or in keeping with the Black Forest Preservation Plan. As a minor arterial, Black Forest Road should be limited to 60-80 feet of ROW.

I urge you to remove Holmes Road as an entrance and to remove the 90-foot ROW requirement on Black Forest Road.

An interested voter,

Erik Hoihjelle

12925 Holmes Rd