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**Sent:** Monday, January 18, 2021 2:52 PM  
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**Subject:** Red Rock Acres Preliminary Plan

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Dear Planning Commission and Board of County Commissioners,

We are Ed and Sandy Regan.  We live on Forest View Ct, Palmer Lake.  This letter is to express our concerns regarding the proposed rezoning to develop the corner of Red Rock Ranch Road and Hwy 105, to be known as "Red Rock Acres."

Rezoning Red Rock Acres to such small parcels creates an overcrowded, urban development that impacts not only the aesthetics of Red Rock Ranch, but harms wildlife migration, depletes already scarce water resources, and creates traffic hazards for residents.  We request that the area maintains its rural status and is zoned for no fewer than 2.5 acres per parcel.

* We live in a high desert area prone to drought and water rationing.  Having fewer than 2.5 acre parcels will further deplete this precious, finite resource regardless the water source.
* Forest View Acres Water District has struggled with the distribution of water.  Water restrictions have recently been imposed, and water trucks in the past have been employed to haul water to fill the storage tank.  Adding so many more homes will only exacerbate any ongoing water problems in our area.
* Traffic onto and off of Highway 105 will become hazardous.  If 38 homes are built in the development, that creates more vehicles and more congestion.  Because of the grade of Highway 105, there are considerable visibility and blind spots for the proposed ingress and egress onto the highway from Red Rock Acres.
* The surrounding neighborhoods are zoned Rural Residential.  It is critical that the Red Rock Acres matches its surrounding neighbors and conforms to no fewer than 2.5 acre parcels to preserve the rural nature of the area.
* We are concerned that the quality of the creek water will be polluted by lawn care, fertilizer, and the home maintenance of an urban-type development.
* Overcrowding houses as planned into this small area will have a negative impact on animal migration and their habitat, cutting off their access to the creek and pond.
* The higher the density a development is, the more likely it will negatively impact animals' habitat.  The deer, coyote, bear, mountain lion, fox, and occasional moose, all seen in Red Rock Ranch using the pond and creek as a lifesource will find it difficult to access water.

Please consider protecting the resources, wildlife, and aesthetic of Red Rock Ranch by zoning to no fewer than 2.5 acres per parcel.

Sincerely,

Mr. and Mrs. Edward Regan