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Dear Planning Commission and Board of County Commissioners,

We are Ken and Kerry Manzo of 708 Forest View Way, Monument, CO 80132 in Red Rock Ranch. We'd like to reiterate our concerns regarding the rezoning for the development "Red Rock Acres" planned for the corner of Highway 105 and Red Rock Ranch Road in Monument. JZ's Land Development LLC has not addressed or assuaged our concerns, and we remain opposed to the dense development as it is currently proposed.

We believe the "Red Rock Acres" development is in conflict with the criteria needed to rezone in Conformance to the Master Plan, Compatibility with Surrounding Properties, Traffic Safety Compliance, and Environmental Conditions Policy.

The Master Plan indicates that new developments must be compatible with previously developed areas. The surrounding areas of "Red Rock Acres" are rural. Properties surrounding the area are 2.5 acres and greater. Reducing to RR .5 acres is simply not compatible with the surrounding properties. To the south and west is Forest View Estates with a minimum of 2.5 acres per parcel. To the west, properties are zoned for 5 acres, and to the north properties are zoned Residential Agriculture. Parcels the size of the densely proposed .5 acres are not compatible with the surrounding zones' more spacious properties.

The density that the proposed development would bring will create dangerous driving conditions for residents of the area. The in/egresses will be hazardous and unable to support the amount of traffic a dense development would bring. We can't compromise on safety with variances in an infrastructure that is unable to safely support an urban-like dense half-acre development. This area was envisioned as rural, and to date, all subdivisions in rural areas of the county are developed on a minimum of one acre lots.

The area that is proposed as "Red Rock Acres" is detrimental to a unique wildlife area with a critical water source for animals. "Red Rock Acres" will abut Monument Creek, and we are concerned for the health of the creek and the animals that need it for survival. Drain-off from lawn and household maintenance will be harmful to the creek and the animals it supports.

We understand and support the responsible and safe development of land. We believe creating a development that has no fewer than 2.5 acres per parcel would maintain the beauty of the area, create fewer traffic and safety concerns, and protect animals and the environment.

We thank you for thoughtful stewardship and consideration.

Sincerely,

Ken and Kerry Manzo