

Terry Lowderman

From: John Green
Sent: Monday, January 4, 2021 11:13 AM
To: Terry Lowderman
Subject: FW: Re-Zoning and Water Inclusion Concern in Momument

Terry,

Here is another comment regarding the Red Rock Acres Rezone. Please let me know if you need anything else.

John Green

Planner/Reviewer II
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To review the El Paso County Land Development Code go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

From: Mark Tapper <TAPF0016@msn.com>
Sent: Monday, December 21, 2020 3:37 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: Re-Zoning and Water Inclusion Concern in Momument

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Good afternoon John,

I got your name from Lindsay Darden when I called and talked to her about a potential development project in Monument. Lindsay told me that you recently had an early assistance meeting concerning 53.69 acres South of Hwy 105 between Red Rock Ranch Drive and Rockbrook Road. I got a letter from lawyers representing JZ's Land Development, LLC in Larkspur working that parcel of land and also informing me of a 27 January hearing on inclusion of this potential development into the Forest Lakes Water District.

In my research of zoning for that 53+ acres, I noticed on the zoning maps that part of the acreage the project concerns is zoned RR-5. The remaining appears to be zoned RR-0.5. This note is my expression of concern over the re-zoning from RR-5 to 0.5 and the project overall. My concern is primarily driven by already heavy traffic on Hwy 105 and difficulty turning on/off of Red Rock Ranch Drive. Adding 35 or more homes on this parcel of land will only exacerbate the traffic situation. Without widening Hwy 105 it may make a difficult situation even worse.

In addition to my traffic concerns, I am also concerned about this inclusion into the Forest Lakes Water District due to limited water resources and infrastructure to support the 35 new homes proposed in this project.

Is there an opportunity for the general public to weigh in on the potential rezoning? I assume the 27 Jan inclusion hearing is the opportunity to ask questions and voice concerns on that topic. Thank you for any insight you can provide.

Mark Tapper

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