

Jan 20, 2021

To: johnngreen@elpasoco.com
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Subject: JZ Land Development LLC proposed Rezone for "Red Rocks Acres"

1. I have reviewed the JZ Land Development proposed rezoning request of a 20 acre parcel into smaller lots, and combining it with the adjacent 34 acre parcel at the corner of Highway 105 and Red Rocks Road in Monument.

2. My family and I have happily lived and enjoyed the rural area of Red Rocks Ranch for 17 years and object to this proposed rezoning for the following reasons:

a. Safety: Highway 105 has become a very busy road. There are days when there are solid lines of traffic in one or both directions and it is not possible to safely turn left from Red Rocks Road toward Palmer Lake, no matter how long we wait. Further, there have been several accidents at that intersection and adding more houses in the same immediate area will only increase the safety hazards.

b. Water: We have gone without water for 1 - 3 days at a time on probably a dozen occasions in the last 10 years. Just last week Shiloh Pines (same water system as us) was without water for more than 2 days. Despite portions of the water system being replaced, large sections are decades old and unreliable. The new development is proposing to join our water system. Further stress on our water resources is a health and safety issue. Note that Palmer Lake had to implement water restrictions and recently stopped approving new construction as they are at the limit of available water supplies.

c. Schools: Best information is that Palmer Lake Elementary School (PLES) is at / near capacity. Lewis Palmer Elementary is already well beyond capacity. Adding some 38 new houses via subject development would surely include school age children, which would require more space. Due to deep division in the community, D38 bond issues have failed at least twice for additions / new school construction. If history is a guide, and especially considering Covid-induced financial stresses, another bond would be unlikely to pass to expand either elementary school to accommodate an influx of new students.

d. Precedent and Impact to Rural Environment: Rezoning for smaller lots would set a bad precedent. There are other large parcels in the vicinity and if the JZ proposal is approved, it would set precedent for breaking these larger parcels into .5 acre lots if they are sold in the future.

Most if not all the residents chose to live here for the open spaces and rural feel.

Rezoning would ruin that and set the precedent for even more small lots' development to follow.

3. For all of the above reasons, I urge you to disapprove the proposed JZ Land Development LLC proposed re-zoning request for "Red Rocks Acres".

Thank you for your consideration.

//signed//

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