

Good Morning,

I am writing this follow up email (see below my opposing letter to JZ land development rezoning two smaller lots in Red Rocks, Monument).

The public meetings that JZ development provided, did not address the water issue. We know there is a water issue now, and by saying we will study and address it after the development is completed is ludicrous.

Again I ploy all of you to use critical thinking and facts. Do not let JZ Development rezone from 5 acres to 1/2 acre lots.

This is a very serious issue. RRR is in trouble now with managing our water to accommodate our existing residence. Please do the right thing and protect our neighborhood.

Cheers,
Holly Sly

On Feb 22, 2021, at 10:25 AM, John Green <JohnGreen@elpasoco.com> wrote:

Holly,

Thank you for voicing your concern regarding the proposed Red Rock Acres Rezoning project (File# P-20-010). Your comments will be added to the public comment section of the project and will become part of the public record for the application. The application is still in the early phases of review and has not yet been returned to the applicant with initial comments. It is likely that the application will require multiple review periods before it is placed onto a Planning Commission Agenda. Once the application is placed onto an agenda, another set of notifications will go out that include the scheduled hearing date and location. I encourage you to attend all public meetings concerning the item to voice your concern. Staff has very specific guidelines for review criteria concerning rezoning a property, including the impact on the surrounding neighborhood, water usage, traffic, etc., along with compliance with the future land use plan for the area s outlined in the County Small Area Plan and/or Master Plan. Please note that a Traffic Impact Study was required with the application and will provide information regarding potential traffic impacts and mitigation for the development and the surrounding neighborhood. The proposed project will be judged against several different criteria and the staff report for the project will be written demonstrating how the proposed project meets or does not meet specific goals as outlined in the El Paso County Land Development Code, El Paso County Policy Plan, El Paos County Water Master Plan, or the Small Area Plan/Master Plan for the area. For specific information regarding the approval criteria for a rezoning application outlined in the Land Development Code, please refer to Section 5.3.5(b) of the Land Development Code. The link to the Code can be found in my signature line. Please contact me if you have any other questions or concerns about the project.

The project details for the proposal can be viewed at the following link:

<https://epcdevplanreview.com/Public/ProjectDetails/167954>

John Green

Planner/Reviewer II
El Paso Planning & Community Development
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Colorado Springs, CO 80910
(719) 520-6300 (Main)
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To review all El Paso County projects go to: <https://epcdevplanreview.com/>
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: holly sly <hollysly@me.com>
Sent: Saturday, January 30, 2021 4:41 PM
To: Larry Sly <larry.sly@comcast.net>
Subject: Opposing JZ's Land Development - RRR Rezoning

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I am a resident in the Red Rocks Ranch (RRR) area for over 22 years. When my family first moved here, we immediately knew there was water issues.

My families home uses the Forest View shared water wells. These wells have been miss managed in the early years, and now we currently only have one well. Four months ago, our only well had issues, leaving several homes without water for almost two weeks. RRR was in trouble with water 22 years ago, which means today, we have questionable amount of water for existing residents.

Palmer Lake is in the same situation as the RRR residents - with not having enough water to continue with new building of homes, since they have the same topo and aquifer issues. This is why Palmer Lake denied JZ's Land Development to tap into their septic system.

I am asking you to use critical thinking, and common sense with clearly reviewing the facts. Please deny the rezoning of JZ's Land Development from 5 acres to 1/2 acres.

Thank you for taking this water issue seriously.

Holly Sly