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**Sent:** Sunday, January 17, 2021 9:03 AM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Subject:** Red Rock Acres

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Dear Mr. Green

As a resident of the Red Rock Ranch community, we would like to share our concerns with the proposed subdivision, Red Rock Acres at highway 105 and Red Rock Ranch Drive.

The requested rezoning of this property to half acre lots would increase the traffic coming in and out of Red Rock Ranch Road. There are no turn lanes on highway 105 at this intersection so traffic backs up when someone is waiting to turn left. The traffic on highway 105 has significantly increased due to the gap project on I25 and it is very difficult and dangerous to make a left turn out of Red Rock Ranch drive onto highway 105. There doesn't appear to be any way to widen highway 105 to put turn lanes in.

This community is comprised of larger lots (1-5 acres) and nestled into the Pike National Forest. If half acre lots are approved this would change the look and feel of this community. We moved here 7 years ago to be in a semi-rural area. If this property is rezoned to half acre lots it takes away from the rural feel and becomes more suburban. It also sets a precedent for future developments in this area. There are many open pastures and fields that may someday be sold to a developer.

The district 38 schools are at capacity and have no way to expand. Adding 36 homes to this community would further exacerbate this situation. In addition, the infrastructure cannot support that many more homes. As I understand it, the palmer lake sewer system is at capacity already and this development would like to tap into that system. Also, our water system is old and subject to problems. Adding an additional 36 homes can only make that situation worse.

We are a Firewise community and have worked hard to mitigate the fire risk on our properties. There are few egress routes in this community and adding additional homes would create a safety issue in the event of an emergency evacuation.

Monument creek runs through the proposed subdivision. Not only is that a source of water for the community but it is a habitat for many of our local wildlife. The wetlands, Monument Creek and ponds support native plants and wildlife that migrates along the Front Range. They create a critical habitat for many wildlife species. Disrupting the natural landscape of that wetland area would be detrimental.

We understand that we have to accommodate growth, but we would hope that the property would not be rezoned to smaller lot size in order to preserve and enhance the natural environment, character and natural beauty of Red Rock Ranch.

Thank you for your consideration.

Sincerely,  
Julia and David Pheteplace  
4510 Red Forest Road  
Monument, CO 80132  
Ph: 719-344-8204