**From:** Laura <[rodgymotto@yahoo.com](mailto:rodgymotto@yahoo.com)>   
**Sent:** Friday, January 22, 2021 7:11 PM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Subject:** Re-zoning City of Monument, High Density for JZ Land Development along Hwy 105 & Red Rocks

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Dear Project Manager John Green,

I have been informed that JZ’s Land Development has applied to re-zone parcels (33 and 29 acres) to allow high-density home construction. These parcels are located in the city of Monument, adjacent to Highway 105/Red Rocks Ranch Rd.

For the record, I am strongly opposed to this re-zoning  that will permit high density ½ acre or less, home dwellings, as they are inconsistent and not compatible with the neighborhoods that exist and have been developed on 1-5 acre lots in the Red Rocks Ranch area.

The main reason I purchased my home in Red Rocks Ranch is the zoning regulations that allows for open space and homes being built on large 1-5 acre lots. I did not want to live in a residential area that allowed higher density home construction, if that was the case I could have purchased in a different location in Monument or Colorado Springs for a much lower price; but in addition to my personal reasons there are much more significant grounds for why the re-zoning should not be approved:

1. An increase in traffic in an already heavily congested Highway 105/Red Rock Ranch Rd. Increasing number of vehicles, semi-trucks, Denver commuters avoiding I-25 to name a few. There are no plans to accommodate for increased traffic and congestion at the turn to Red Rocks Ranch Road.

2. An increased water demand on an already over-taxed water supply that is facing an extreme drought situation.

3. This approval will result in the irreversible damage and possible destruction to the Monument Creek watershed.

3. Our schools in the area are already reported at overcapacity.

4. We have maxed out fire and police departments.

These alone are fundamental reasons for rejecting this high density re-zoning approval.

But there is more! Wildlife including deer, foxes, coyotes, turkeys, ducks, geese, cranes and birds of prey have been observed and are plentiful in the beautiful meadow that comprises these parcels, re-zoning for high density housing is going to destroy their habitat and a lovely meadow that we all gaze upon as we enter our neighborhood.   In its place we will have a high density housing development if this re-zoning is approved.

I urge you to reject high density housing for these parcels and instead uphold the current 1-5 acre low density parcel zoning, as this low density housing will preserve much of this open space setting.  We don't want another high density neighborhood, this is not progress.  Please, I urge you to reject re-zoning for high-density housing for these parcels.

Sincerely,

Laura E. Colin

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