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Sent: Tuesday, January 19, 2021 8:28 AM

To: PLNWEB <PLNWEB@elpasoco.com>

Cc: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>

Subject: Red Rock Acres Preliminary Plan

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Dear Planning Commission and Board of County Commissioners,

I am a resident of Red Rock Ranch Preserve. I had a chance to look over the preliminary proposal for the new development. A couple of concerns I have; is the density of the lots, from 5 acre lots originally to a planed 2.5, to as little as 0.5. This does not conform to the adjacent developed sections of the Red Rock Ranch area. 1 acre lots should be the minimum. Even at 5 acre lot size, Pioneer Preserve had no problem selling lots, and they are adjacent 105 and the railroad tracks! I have to say less is more, and the area turned out nice!

Traffic on 105 is pretty busy and along with Red Rock Ranch Drive. Is there a plan to widen, put in turn lanes, light signals? I only see one entrance off of 105, could there be done more to mitigate traffic?

Lastly, I just have to say the one commodity that most homeowners are concerned with is water. I am sure a study has been produced to show adequate water is available. But, why have a density of 0.5 when it's better for us all to have less homes and use less water?

I know a builder can make more money with small lots verse larger ones, but we get to deal with the congestion, noise, and light pollution so a builder can make a couple of bucks more?

This plan in my view does not hold to the pre-established scope of the Red Rocks Ranch area. Thank you for your time and understanding.

Sincerely,

John and Georgina Gittins
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