

To whom it may concern,

We are writing to express our strong opposition to the proposed rezoning of two parcels of land adjacent to Highway 105 and Red Rocks Ranch Road. The parcels are currently zoned as 5 acre lots and the developer has proposed rezoning to .5 acre lots.

Our primary concern with this rezoning is the stress on our existing aquifer (Forest View Acres Water District). The aquifer does not appear to be keeping up with the current demand, and we have not received any information on proposed improvements (to include cost and time estimates) that would address the additional demand of nearly 40 new single family properties. We have had recent water line breakages (including one where we were without water for nearly a week) and we fear that the stress of a high density development will only exacerbate these existing issues.

Additionally, traffic and safety of residents are major areas of concern. Currently the only entry/exit point for the neighborhood is a hilltop intersection at Red Rock Ranch Road and Highway 105. In order to make the turn from the neighborhood to 105, residents must go from a complete stop on a hill to a speed of 55 mph in order to keep up with traffic on a one lane road with a narrow shoulder. In order to turn into the neighborhood on Red Rock Ranch Road, you must either pull onto a very narrow shoulder or block traffic on 105 entirely. This intersection is already a safety concern and we have not received any information on plans to accommodate increased traffic and congestion. We have already seen increased traffic on 105 from semi-trucks and commuters seeking to avoid the I-25 gap. An additional 40 homes in the neighborhood would disproportionately surge during morning and evening rush hours, causing traffic issues and creating a potentially dangerous situation. Furthermore, the proposed subdivision would include a 45 degree entry point off of Red Rock Ranch Road. This road is at an incline and the proposed entry point is located at a curve in the road that would present safety concerns, particularly during the winter when the road is not regularly plowed.

Finally, a high density subdivision like the one proposed is incongruous with the existing neighborhood, which contains 1 to 5 acre lots. A major appeal for the neighborhood is the open space, privacy between neighbors, and abundant wildlife. We do not oppose additional development in the area, but only ask that it is consistent with the existing neighborhood and surroundings.

We strongly urge you to disapprove the proposed rezoning. From recent discussion with my neighbors, I know many share this opinion as well.

Thank you for your time and consideration

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