

January 21, 2021

Mr. John Green

Project Manager, Planning & Community Development Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910

RE: Red Rocks Acres Re-Zoning Request

Dear Mr. Green,

As residents of the Red Rocks Ranch Homeowners Association, we are writing to you to express our concern about JZs Land Development, LLC's pending re-zoning request.

In addition to our concerns about the sizeable number of proposed 0.5 acre lots that would contribute negatively to the traffic congestion (and the evacuation in the event of an emergency) on Highway 105 and Red Rock Ranch Drive and surrounding roads, we are very concerned about the environmental impact and the capacity of the existing surface water tanks to properly support effective fire mitigation to the surrounding homes and structures.

The pending request to re-zone the land parcels to support over thirty 0.5 acre lots is inconsistent with the zoning that was established when the Red Rocks Ranch communities were originally built. The rural residential zoning that is in place now is well suited to support the current number of homes and natural grasslands as well as the traffic on Highway 105, Red Rock Ranch Drive and Rockbrook Road.

It is our concern that by adopting the re-zoning request to allow construction of over thirty new homes this decision would significantly diminish the quality of life and livability and usability of the homes, natural habitat, watershed and grazing lands of the surrounding area.

We are asking for your assistance in helping to defeat the re-zoning request so as to preserve the quality of life for the residential members of the Red Rocks Ranch Homeowner Association.

Thank you for your prompt attention to this matter.

Sincerely,

Sally O'Brien

Janet M. Giese