

From: Micheale Duncan <[micheale.duncan@gmail.com](mailto:micheale.duncan@gmail.com)>

Date: Thu, Jan 28, 2021 at 1:13 PM

Subject: Copy of Letter to Stan VanderWerf Address Rezoning Requesting by JZ Land Development

To: <[plnweb@elpasoco.com](mailto:plnweb@elpasoco.com)>, <[JohnGrenn@elpasoco.com](mailto:JohnGrenn@elpasoco.com)>, <[NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)>

January 28 2021

Dear Commissioner VanderWerf:

re: Red Rock Ranch Opposition to Rezoning

We have recently been notified that JZ's Land Development applied to rezone two parcels (33 acres and 29 acres) adjacent to Highway 105/ Red Rocks Ranch Road. The proposed rezoning - in particular five acre tracts to 0.5acre - would create a high density development adversely impacting the local area.

It should be noted that this same developer recently built homes on five acre lots (Pioneer Preserve) on 105 nearby, which was more in keeping with the surround structures and building integrity of the area.

We are objecting to this rezoning request for the following reasons:

1. Such congestion impacts the already high demand on a stressed aquifer that is not being replenished adequately.
2. The builder has requested to be included in our Forest View Acres Water District which would require substantial additional access infrastructure costs, apart from the tap fee. Currently new residents building within our already existing neighborhood already have that infrastructure in place.
3. His congested plan does not comply with our existing zoning, nor with the existing lot sizes of adjacent residential sites.

4. CO 105 is a two-lane road and cannot support the additional congestion for the entrance to this high-density plan.

5. Much of this land area includes dedicated wetlands and is the habitat sanctuary of the Preble's Meadow Jumping Mouse.

In conclusion, our district welcomes sensible and sensitive development that reflects the challenges to the basic water supply while also adhering to current zoning that has always been honored. To build otherwise is irresponsible.

Sincerely,

Micheale and Lowell Duncan

cc: Craig Dossey, Executive Director

John Green, Project Manager

Nina Ruiz, Supervisor

"Tell me and I forget, teach me and I may remember, involve me and I learn."

~ Benjamin Franklin

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