

April 25, 2021

To: El Paso County Planning and Development

Dear Mr. Green,

In February of this year, we wrote you a letter stating our concerns and opposition to the JZ's Land Development LLC project at the corner of Red Rock Ranch Drive and Highway 105 which I will call Red Rock Acres (RRA). After watching the Zoom video of the developer's presentation on March 30, 2021, we still have many concerns which we feel were not adequately addressed.

Conformance and Compatibility - The developer contends that this new development is compatible with the development on Cloven Hoof Rd which is RR0.5 acre zoned. This is true, but this ignores the fact that all the other surrounding properties are RR1.0 acres or greater in size, including - Red Rock Ranch, which is contiguous with RRA on its southwest and westsides; the Miller property on the northwest side of Red Rock Ranch Drive with the pond is zoned for 5 acres; and the 35 acres Reece property which is across Rt 105 from RRA is zoned residential agriculture. Consideration of these properties by JZ's Land Development, which surround the majority of RRA, have been specifically excluded from their rezoning argument. RRA is not compatible with these surrounding properties as it is currently envisioned. RRA is not compliant to section 6.1.11 of current Statutes.

Traffic and Safety. The developer has requested safety deviations for a new street exiting onto Red Rock Ranch Drive too close to Rt 105 and a second "driveway" that would exit onto Red Rock Ranch Drive on a downhill curve which would be too close to Sierra Vista Road. Red Rock Ranch Drive (RRRD) is perpetually snowy and icy during the winter months. When vehicles exit Rt 105 onto the RRRD, the street slopes downward and curves. The exiting vehicles would have a hard time stopping for any cars turning onto Red Rock Ranch Drive from RRA. Similarly, for the "driveway", it is a very icy area. There would be limited visibility of the "driveway", from the uphill side or the downhill side, because of the curves and embankments in this section of RRRD. This would be a constant traffic danger to the current residents of Red Rock Ranch.

Traffic and Safety. The developer has made no provisions to address the dangers of the intersection of Red Rock Ranch Drive (RRRD) and Rt 105 with the increased traffic from this high-density development. The traffic on this section of Rt 105 has a speed limit of 50 mph. Cars turning left onto RRRD have no left-hand turn lane. Car turning onto Rt 105 from RRRD have to accelerate uphill to get on the highway and there are no merge lanes into the 50-mph traffic in either direction. There are near misses at this intersection every day. There is insufficient right-of-way on either side of the Rt 105 to widen it. This new development, which would be built too close to the existing right-of-way on 105, would preclude from ever widening this section of road. In addition, the new homes up against Rt 105 right-of-way would reduce visibility of oncoming traffic headed north toward Palmer Lake. The increased traffic from RRA would make a bad situation worse and is not in compliance of section 6.1.16 of current Statutes.

Environment Concerns. The developer is building right up to the edge of the Monument Creek drainage area and this property slopes into the drainage area on both sides of the creek. Policy section 6.1.14 states

that “Developments should complement unique environmental conditions and established land use character.” Monument Creek is a wildlife corridor and a source of drinking water for humans and animals in this area. Both would be jeopardized by the density of this project.

Many of the residents of Red Rock Ranch, and other surrounding properties, are not opposed to all development. We are just asking that any developments are compatible with the surrounding area and comply with the policies and development standards of El Paso County.

If the proposed development plans for RRA were modified to be less dense (fewer homes) and addressed the traffic issues, I believe there would be less opposition from the current property owners.

Thank you for consideration of our concerns.

Sincerely,

Julia and David Pheteplice  
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CC via email

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