



January 25, 2021

ATTN: John Green & Nina Ruiz  
Project Managers, El Paso County

Via Email: [JohnGreen@ElPasoCo.com](mailto:JohnGreen@ElPasoCo.com) & [NinaRuiz@ElPasoCo.com](mailto:NinaRuiz@ElPasoCo.com)

RE: Red Rock Acres Development Request for Rezoning

This letter is in response to the notice and letter of intent for the rezoning request for the development along Hwy 105 of El Paso County.

The Town of Palmer Lake borders the proposed development and Town staff does not support smaller lots and increased density to that area. Staff has concerns relating to increased traffic, anticipating a higher volume than estimated in the traffic study provided, along with potential bottleneck at Hwy 105 crossing into Red Rock Ranch Road. The increased density is believed to create a potential strain to the current Town trails and parks as well as local ordinances relating to hillside disturbance and night sky (lighting). Creating consistency with lots of a minimum of one acre would appear more acceptable for the overall area. Though development to fit the semi-rural area is understood, the density in which it is being proposed and requested to rezone is believed unacceptable to the surrounding area.

Kindly consider modification to larger lots for this development in El Paso County.

Sincerely,

TOWN OF PALMER LAKE

Dawn A. Collins, CMC  
Town Administrator/Clerk

cc: Ingrid Richter, Olive Real Estate Group, Inc; Email: [ingridrichter@olivereg.com](mailto:ingridrichter@olivereg.com)  
Commissioner Stan Vanderwerf; Email: [Stanvanderwerf@elpasoco.com](mailto:Stanvanderwerf@elpasoco.com)  
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