



3-31-2021

**Planning & Community Development Department:**

I am writing with regard to the proposed zoning change requested by the developer JZ's Land Development LLC for the Red Rock Acres site. The developer has requested a zone change from RR 5 acres to .5 acres and from RR5 acres to RR2.5.

I strongly oppose this proposed zoning change for many reasons. It is clear that the predecessors to the present El Paso County Commissioners understood that the Red Rocks Ranch subdivision and adjacent areas are located in an aesthetically beautiful rural residential community, hence the 5 acre lot requirement. Continuing the 5 acre lot requirement is compatible with the rural residential designation.

I have had the privilege of living in the Red Rock Ranch subdivision for 25 years. I do not want to see this rural residential community slowly and insidiously devolve into an urban residential community with all the associated negative impacts, some of which are already occurring at an alarming rate.

Rezoning from 5 acres to .5 acres will substantially degrade wildlife habitat along and adjacent to Monument Creek. Traffic along HWY 105 between Palmer Lake and Monument has increased exponentially the past 5 years. Red Rock .5 acre lots will only serve to exacerbate this growing issue.

Forest View Acres Water District states that there is adequate water supply in the district at the present time, even with the addition of 38 homes which would increase estimated use by 11%. What is not addressed is the long term sustainability of water for the FVAWD. Most of the water for residential users within FVAWD is currently drawn from the Arapahoe aquifer which is being depleted at a rate of 30 feet per year. Should this continue, unmitigated, hydrologists estimate that the aquifer will run dry in 10 to 15 years. This issue is not addressed by FVAWD or JZ Land Development LLC.

For the sake of the preservation of our rural residential way of life here in the Red Rock Ranch subdivision, I urge the Planning & Community Development Dept. and the El Paso County Commissioners to leave the proposed Red Rock Acres site as 5 acre RR as was originally intended.

Respectfully,

Eric Lawson

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