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From: Monica Lohf <mmlohf@kellin.net>

Sent: Monday, March 22, 2021 2:42 PM

To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>

Subject: Proposal to Rezone Parcels Adjacent to Highway 105

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Dear Manager, Supervisor, and County Commissioner;

I am writing to comment on the current proposal to rezone two parcels of land at the intersection of Highway 105 and Red Rocks Ranch Drive in Monument. My husband and I have been residents of Red Rocks Ranch Reserve since 2014 and are concerned that the current proposal to rezone these two parcels of land from 5 acres to half acre lots would adversely affect our residential area. We are, therefore, opposed to rezoning to decrease lot sizes.

Current traffic access to Red Rock Ranch Drive is already heavy when turning left from Highway 105. Our concern is that the addition of a high density neighborhood at the corner of this intersection would result in a more dangerous and congested traffic situation on both Highway 105 and Red Rock Ranch Drive. This would not only impact day-to-day traffic flow, but could also adversely impact the area in emergency situations such as forest fires where quick evacuations are necessary.

The proposed zoning is, furthermore, not compatible with the existing homes that are currently 1 to 5 acre lots. Property values in this area remain every current home owner's concern, and our HOAs have strived to maintain our property standards to ensure this. Larger home sites have been one of the main attractions for home ownership in this area as well as the beauty of the existing mountain and valley views and the natural wildlife.

The proposed development area is currently home and feeding ground to several herds of deer and other animals. The environmental impact to the natural prairieland where the deer roam and to the Monument Creek system where native animals water needs to be considered in allowing development in this area.

I hope that you will consider the above factors when considering the rezone application.

Sincerely,
Monica Lohf