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**Sent:** Friday, February 5, 2021 9:50 AM

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**Subject:** Red Rock Ranch Rezoning

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We are residents of Red Rocks Ranch and are writing to oppose rezoning the property that adjoins our community. All of the homes in Red Rocks are on at least an acre and most are on 2.5 acres or more. This proposed group of houses would not be compatible with what exists here.

It is easy to understand why a developer would want more than one dwelling on 5 acres but the impact on our area would be a negative. We hear again and again that there is no stopping developers but are hoping that the board will hear the many voices of those who live here.

Red Rocks Ranch Road and 105 both carry large amounts of traffic. Getting on to 105 during peak hours and on weekends is already difficult. Red Rocks Ranch Road is often icy during the winter and just stopping at the stop sign can be an issue. A line of cars turning onto Red Rocks from the proposed entry road, especially during peak hours, will create a dangerous situation.

We understand that our local schools are at capacity now, not to mention the additional load on firemen and police.

The aquifer that we get our water from is barely able to take care of existing homes. This is a problem we hear about continually. How can we possibly supply water to this many new homes?

The natural prairieland in our area is being taken away. This proposed development will certainly have an effect on the Monument Creek system as well.

We hope that you will deny this request from the developer and not allow the number of houses they are proposing.

Sincerely

Jim and Deb Muir  
4385 Sandstone Dr