

From: [Michael McGinnis](#)
Sent: Monday, February 15, 2021 5:13 PM
To: JohnGreen@elpasoco.com
Cc: [Susan McGinnis](#)
Subject: Red Rock Acres planned subdivision
Importance: High

Dear Mr. Green

As a resident on Rockbrook Road (18815 Rockbrook Road) which adjoins the planned Red Rock Acres subdivision, I have a few comments and questions regarding the new subdivision:

- With 36 new lots/houses there will be a significant increase in traffic accessing Rockbrook Road.
 - Rockbrook Road is unpaved. There will be substantial dust created by the traffic. I do not want more dust at my residence!!
 - As a condition for development, El Paso County must require the developer to **pave the affected portion of Rockbrook Road**. This means all of Rockbrook Road that is adjacent to the subdivision.
- The new houses will increase traffic on Red Rock Ranch Drive as well as Rockbrook Road.
 - At the intersections of these roads with Highway 105, there are already significant safety concerns for turning traffic. I have personally witnessed several traffic accidents at these intersections.
 - As a condition for development, El Paso County must require the developer to **widen Highway 105 at the intersections and create "left turn lanes" on Highway 105** to alleviate some of the safety issues.
- I moved to this area to enjoy the scenery, wildlife, relative quiet, reduced traffic and reduced light pollution as compared to Colorado Springs.
 - As a condition for development, I want El Paso County to **prevent the developer from installing street lights along the new roads and at the new houses**. We do not want more light pollution in this area!!
- What are the planned improvements for Tracts B, C, D and E??
 - These tracts are along the flood plain and are habitat for wildlife.
 - As a condition for development, these tracts should **not have any improvements in any way! These tracts should remain undisturbed!**
- What is the plan for the driveway along Lot 36 where it intersects Red Rock Ranch Drive?
 - The intersection of the "Lot 36 access easement" at Red Rock Ranch Drive is not a good location for a driveway in terms of visibility and safety.
 - As part of your planning review, please be certain that the developer creates a safe access for the owners of Lots 34, 35, and 36.
- Is Forest View Acres Water District the source for water for this subdivision?
 - As a resident utilizing this water district service, I know that we already have issues with water availability and infrastructure.
 - Forest View Acres Water District also has problems with financial integrity and sustainability.
 - What is going to be done to guarantee that the new subdivision does not cause further problems for the water district?

- As a condition for development, **El Paso County must require the developer to pay for improvements to our water system. The new subdivision must guarantee that it will not impact our access to water and it's quality.**
- Is Palmer Lake Sanitation District going to service the new subdivision for wastewater?
 - I thought there was a moratorium in place for any new sewer taps for PLSD?
 - What is the plan for wastewater treatment and is the developer paying for the required upgrades to the system?

Thank you for your time. Please contact me directly if it is appropriate.

Please confirm receipt of this email.

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Sent from [Mail](#) for Windows 10