**From:** honi <[honij@mac.com](mailto:honij@mac.com)>   
**Sent:** Tuesday, January 19, 2021 9:58 AM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Subject:** JZs Land Development Hwy 105 and Red Rock Ranch Drive

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Dear Mr Green,                                                                                      1.19.21

JZs Land Development has submitted an application to re-zone land on 20 acres and combine it with a 34 acre parcel all with more half acre (.5 ac) lots located on the south side of Highway 105, east of Red Rock Ranch Drive and west of Rockbrook Road.

This request would combine the two parcels and convert 5 acre zoning into five 2.5 ac lots on the southern boundary and re-plot the entire north portion unto .5 ac lots as shown in the December 3, 2020 MVE, Inc Engineers Surveyors preliminary draft.

This is undesirable for many reasons. I understand progress and the need for new construction, but shouldn’t we try and maintain the compatibility of the area as it was originally designed with larger lots like all those around this area and use better judgement about densities?

I am basically opposed to any half acre lots on either parcel but understand it’s too late to change the eastern 20 acres but it’s not too late to deny the same for the western 34 acres. Here are some logical reasons why we should deny re-zoning or combining to accommodate more and smaller lots:

.           Water availability is my main concern in Forest View Acres water district. I understand the serviced homes actually ran out of water in the ‘80s. We have been restricted frequently for water usage with just the current homes utilizing the current water supply. This higher density development would further strain the system.

.           Another major concern will be traffic! That concentration of new homes funneling into Highway 105 at two entry points will significantly hamper traffic flow. The parcels empty on to red rock ranch along with more than 260 others from Red Rock Preserves, Forest View Estates,  Forest View Acres IV, Sundance Estates, Forest View Estates Filing 3, and Shiloh Pines Subdivision. By the way, ALL of these are zoned RR-2.5

Exiting Rockbrook Rd to the west on 105 is dangerous. The fifty mile an hour traffic from Monument going west to Palmer Lake is hidden behind a hill until it is very close to traffic entering Hwy 105 from Rockbrook Rd.

.           New projects should be compatible with surroundings and high density small lots will not fit in to what has long been expected for the area.

Thanks for considering these inputs.

Honi Garvin

Sundance Estates