

El Paso County Commissioners
Centennial Hall
200 South Cascade Ave, Suite 100
Colorado Springs, CO 80903

Subject: Opposition to request to rezone 62 acres near Hwy 105 and Red Rock Ranch Dr

TO: All El Paso County Commissioners

We are strongly opposed to JZ's Land Development's requested to rezone 62 acres of land near the intersection of Hwy 105 and Red Rock Ranch Dr in order to create building sites for over 35 homes. The creation of a high-density subdivision in this location would be a bad decision for the following reasons:

- The areas surrounding this site are zoned for much larger homesteads (2.5 to 5 acres) and it would be a betrayal of the development concept that enticed the current homeowners to build or buy in the area. Larger plots equal larger, more expensive homes, with more open space, and less congestion.
- Speaking of congestion, the roads leading in-and-out of the proposed area would add considerable congestion to two already dangerous intersections on Hwy 105. Due to the steep slope of Red Rock Ranch Dr at its intersection with Hwy 105 (made exponentially worse with snow/ice), and the precarious angle of the intersection, this location is prime for high-speed collisions already. More traffic will just make the matter worse.
- Environmental impacts should be strongly considered, since Monument Creek runs directly through the middle of this property, and its development will affect the local wildlife (deer, beaver, muskrats, skunks, and raccoons).
- Are the local schools (District 38), Palmer Lake and Monument Fire and Police Departments capable of handling the increased load?
- Water is already a problem in this area, and the surrounding water districts are scrambling to provide for customers already. If the houses must drill their own wells, they will be another drain on the diminishing aquifer.

Therefore, we strongly recommend that you reject this request to rezone these 62 acres.

Sincerely,

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