

April 7, 2019

NEPCO
P.O. Box 714
Monument, CO 80132-0714

Gabe Sevigny
Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Reference: Rollin Ridge Estates Preliminary Plan and Commercial PUD Applications

NEPCO is providing the collective input from its membership that includes 9,000 homeowners, 43 HOAs, and 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

We have reviewed the Rollin Ridge Estates additional project and review documents submitted to the El Paso County Development Application Review (DAR) website since our NEPCO letters of May 8, 2018, August 4, 2018, September 29, 2018, November 28, 2018, and March 4, 2019. In addition, a NEPCO representative met with the developer and his team on June 21, 2018 at the developer's request. Our comments follow.

1. It appears that this latest request for comments is primarily in response to minor and/or administrative changes that the developer had made in response to El Paso County's reviews. These include an increased right-of-way width, adjustment of some interior lot lines to ensure that all lots are a minimum of 2.5 acres, a 10-foot shift in a detention pond, and minor modifications to the northerly commercial driveway and westerly parking lot. A number of developer documents were then changed as a result, and posted. Although El Paso County still has not mandated tracked changes (we still recommend that you do so), at least there are some stand-alone developer documents that try to explain what they did. Since it appears that very little else is updated at this stage, all of our previous comments from our March 4, 2019 review still apply. Please refer to that letter for our current review.
2. We again reiterate NEPCO's final comments:
 - a. NEPCO believes that the highest and best use for this land is residential (with a commercial node at the intersection of SH83 and Hodgen); however, density

will continue to be a big concern as well as whether the commercial uses at this node are specifically geared toward the needs of local residents.

- b. Thank you for the opportunity afforded NEPCO to engage in this process to work with El Paso County to ensure we have planned, responsible growth.
- c. Conclusion: NEPCO does not have any specific concerns about this development other than those stated above.

//SIGNED//

Paul E. Pirog
Vice Chairman
NEPCO Transportation and Land Use Committee

//SIGNED//

Greg Lynd
President, NEPCO