

TO: John Green
El Paso County Planning Department

RE: Rezone Rock Creek Mesa

Hello John,

I will not be able to make the meeting tomorrow, but wanted to relay some thoughts I have concerning this project. I live on Piute Road right across from the proposed project, so have a vested interest.

I'm not going to address the project per se, but rather zoning issues we have had here, even before this project was proposed. The County made a GRAVE error when a plat map was approved for this subdivision but DID NOT require a rezone, even though the lots here are small (not even close to the F-5 requirement for 5-acre lots) and the County SHOULD HAVE REQUIRED A REZONE (to a residential zone) before the map was approved and recorded.

In the last few years, the Planning Department has been forcing F-5 lot setbacks on these small lots. So anyone wanting to change out their existing home or build a new home are encountering a demand for 25-foot setbacks from all lot lines. THIS IS RIDICULOUS. And we are encountering it only because the Planning Department made a mistake when they allowed the map to be recorded without a rezone.

So I propose that if this current project is approved, that the County either automatically approve a rezone for the existing map area, or issue a written proclamation that they will not hold the lots to F-5 setback requirements.

Quite frankly, I'm surprised that no homeowner has taken this issue to court. But perhaps this is a good time for the County to remedy the situation.

Regards,

Sharon Blanding