

Edith Anderson

Subject: RE: Retreat at Timber Ridge

From: Karen [bucksquarters@aol.com]

Sent: Friday, March 23, 2018 8:56 AM

To: Stan VanderWerf

Subject: Retreat at Timber Ridge

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Dear Mr. Vanderwerf,

I live very close to this proposed development and am pleading with you to vote NO on the density of the number of homes.

Please...Help us preserve our Black Forest.

Thank you, Karen Buck BF resident over 37 years

Sent from AOL Mobile Mail,

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Shirley [brookssab@gmail.com]

Sent: Friday, March 23, 2018 10:57 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will hear the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I strongly oppose this plan for the following reasons:

The Black Forest Preservation Plan does not support the density proposed.

Providing water for high density developments is a concern for everyone in the Forest. The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. **Urban densities cannot be sustained by groundwater wells.** If nothing else persuades you to disapprove this plan, then the long-term supportability of providing well water to city-like developments should give you serious pause and sway your vote against the plan.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must also be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0. I urge you to deny this PUD rezone and preliminary plan. Allowing high density development this far north into Black Forest changes the Black Forest from the rural-zoned environment that is Black Forest and jeopardizes our future.

Sincerely,

Shirley Brooks
9945 Burgess Road
Black Forest, CO

Edith Anderson

Subject: RE: Retreat at Timber Ridge

From: Ray Chamberland [raychamberland@yahoo.com]

Sent: Friday, March 23, 2018 9:32 AM

To: Darryl Glenn; Mark Waller; Stan VanderWerf; LonginasGonzales@elpasoco.com; Peggy Littleton

Subject: Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Ray and Mary Chamberland
10050 Tomahawk Trail
Colorado Springs, Co 80908

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: B [earinn@gmail.com]

Sent: Friday, March 23, 2018 12:21 PM

To: Mark Waller; Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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Honorable commissioners,

[On Tuesday the 27th](#) at the regular commission meeting, you will be hearing an application for a PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane in the Black Forest.

As a 20 year resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation, as well as ours, of low density, larger lots and open space must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Sincerely,

Beth Rinn

Sent from my iPad

Edith Anderson

Subject: RE: PUD for the Retreat at Timber Ridge

From: Michael Tyler [michael.tyler@cbauto.net]

Sent: Thursday, March 22, 2018 4:27 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: PUD for the Retreat at Timber Ridge

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To the County Commissioners,

On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a new development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge. I urge disapproval for the following reasons:

1) The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

2) The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

3) This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

4) The Planning Commission denied this proposal in a unanimous vote of 7-0. I urge you to deny this PUD rezone and preliminary plan as well.

If you would like to discuss further please call at the number below.

Very Respectfully,

M.L.T

Michael L. Tyler,

Resident of Black Forrest (S. Holmes RD)

USAFA Class '99

Owner | Christian Brother Automotive - Woodmen

(214) 215-1899

Edith Anderson

Subject: RE: Resort at Timber Ridge

From: Susan Beiner [mrsbeiner@hotmail.com]

Sent: Friday, March 23, 2018 5:56 AM

To: Stan VanderWerf

Subject: Resort at Timber Ridge

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Dear Mr. Vanderwerf,

[On Tuesday the 27th](#) at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Thank you!

Susan Beiner

Edith Anderson

Subject:

RE: Denying the Retreat at Timber Ridge re-zoning request

From: Sheryl Lambert [newlou77@yahoo.com]

Sent: Friday, March 23, 2018 9:25 AM

To: Stan VanderWerf

Subject: FW: Denying the Retreat at Timber Ridge re-zoning request

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Dear County Commissioners,

Please read and take into consideration:

I am a resident of Black Forest, Colorado. I have lived here almost twenty years straight and off and on years prior since 1969 intermittently watching the area grow and develop. I urge you to carefully consider supporting the decision of the El Paso County Planning Commission and vote to reject this proposal as it stands immediately. And these are my reasons why:

Developers are blindly moving forward with the presumed assumption that water will miraculously appear. They keep dangling the carrots of "incoming tax money" for the city and the benefits of massive development for the area with no regard to the downsides. People can't exist where water doesn't. The initial reasons that have drawn people to the area will disappear. Developers will eventually destroy this "desired draw" with all of this rapidly high density development if boundaries aren't made and supported. This proposal far exceeds the normal for groundwater wells and usages. They are not sustainable over time.

County officials must face the reality that groundwater is not and will not be available in the long term for urban-sized developments. Steps need to be taken to restrict developments like this to conserve water resources. Colorado strong winds, long dry spells, fires, rampant strong winds have been increasing with time. Why create and add to our existing problems? We need to be vigilant caretakers to preserve what natural gifts we have been given and encourage conscientious usage especially during lean times. Massive densities in this area would tax the terrain, drainages, infrastructures, first responders, police protection, traffic control problems, road accidents will naturally increase, road repair will increase, crime rates will increase, expensive infrastructural costs for central water and sewer facilities will follow, natural vegetation and grassland will be destroyed, traffic noise will grow in leaps and bounds. Because of these reasons and so many more, I do not think there are enough increased benefits existing to allow this proposal to go forward. Not only that, but approval of this application would set a precedent for additional urban incursion into the Black Forest area. Eventually the Black Forest we have grown to care about will no longer exist. I strongly urge DISAPPROVAL of this PUD rezone and preliminary plan. Thank you for your consideration.

Sheryl Lambert, Black Forest Resident

Edith Anderson

Subject: RE: Opposed to Retreat at Timber Ridge PUD

From: lee.inman@gmail.com [lee.inman@gmail.com] on behalf of Lee [lee@iqed.net]
Sent: Friday, March 23, 2018 9:26 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Opposed to Retreat at Timber Ridge PUD

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I strongly oppose the PUD rezone and preliminary Retreat at Timber Ridge plan near Vollmer Road and Arroya Lane.

The current plan proposes a density much greater than that described in the Black Forest Preservation Plan and the transition to larger lots is not 'gradual' -- jumping from 2.5 acre lots directly to 1/3 acre lots. This violates my expectations and those of other residents who purchased property in the country to avoid traffic, noise and density.

Well water availability in this area is a major concern. Adding 160 urban lots will place considerable load on an already scarce resource -- potentially impacting everyone in Black Forest and surrounding areas.

As a resident of Black Forest for over 20 years I urge your to deny the PUD and preliminary plan for the Retreat at Timber Ridge.

Regards,

Leroy Inman
9945 Burgess Rd

Edith Anderson

Subject: RE: Please Deny - PUD for the Retreat at Timber Ridge

From: Doug Lollar [lollarbd33@gmail.com]

Sent: Friday, March 23, 2018 11:54 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Please Deny - PUD for the Retreat at Timber Ridge

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Dear Commissioners,

At the regular El Paso BOCC meeting on March 27, you will hear and consider the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

My wife and I reside at 6670 Shoup Road. We also own 5 acres of vacant property two miles to the northeast, at 14115 Wyandott Drive, on which we plan to build a new home during the next few years.

As a Black Forest resident and a member of the Friends of the Black Forest Preservation Plan, I ask you please to deny the PUD and preliminary plan for the Retreat at Timber Ridge.

Having reviewed The Retreat's preliminary plan, I think the proposed number of lots and the house density is far too great and is inconsistent with the Black Forest Preservation Plan. I am also concerned about the impact to groundwater due to the high number of urban lots. Finally, such development will produce higher-than-expected traffic impacts to the local road system.

I think reasonable and managed development is fine and do not have a complete "NIMBY" outlook toward growth and change. I do, however, disagree with the proposed Retreat plan and request you deny this PUD rezone and preliminary plan. Larger and fewer lots is a reasonable and fair expectation for those of us who live in The Forest now, as well as those who will in the future. Please have the developer go back, sharpen their pencil, and resubmit a plan that is consistent with the Preservation Plan.

Thank you for your consideration and support in this matter.

Sincerely,
Doug Lollar
6670 Shoup Road
Colorado Springs, CO 80908

Edith Anderson

Subject: RE: Email to Commissioners About the Retreat - VERY IMPORTANT - PLEASE READ!

From: Eugene Caron [caron.g.s@g.com]

Sent: Friday, March 23, 2018 10:20 AM

To: Mark Waller; Darryl Glenn; Peggy Littleton; Stan VanderWerf; loginosgonzalezjr@elpasoco.com

Subject: Email to Commissioners About the Retreat - VERY IMPORTANT - PLEASE READ!

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Commissioners,

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. This proposal does not adhere to the proposed Black Forest Preservation Plan. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan and support the original land use proposal to one well per 2.5 acre lot.

Black Forest Preservation Plan Supporter and Black Forest Resident

Eugene Caron

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Doug Berwick [<mailto:dberwick@berwickelectric.com>]
Sent: Thursday, March 22, 2018 2:12 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Longinos Gonzalez Jr; Stan VanderWerf
Cc: Marie Berwick (mberwick6@gmail.com)
Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

My family relocated to 8015 Poco Road which is 1.2 miles from Vollmer and Arroya in December of 2016. We selected this area because we wanted to get away from the congestion and traffic of the city. We were assured that the area around us was planned for minimum 2.5 acre lots if developed. This was very important to us and therefore I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre versus the 2.5 acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Doug Berwick

3450 N. Nevada Ave. #100 | Colorado Springs, CO 80907
Direct: (719) 389-1545 | Cell: (719) 492-8330
E-Mail: dberwick@berwickelectric.com

Edith Anderson

Subject: RE: DENY the PUD for the Retreat at Timber Ridge!!!

From: Phillip H. Blanton [<mailto:phillip@radwarrior.com>]
Sent: Thursday, March 22, 2018 2:28 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: DENY the PUD for the Retreat at Timber Ridge!!!

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The Black Forest IS NOT A CITY!

On the 27th of March at the upcoming commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

--
Phillip H. Blanton
phillip@radwarrior.com
719 244-0779

Edith Anderson

Subject: RE: Oppose Timber Ridge

From: EXTERNAL MichaelTaylor
Sent: Thursday, March 22, 2018 2:55 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Oppose Timber Ridge

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Hi All,

Please deny this PUD. It impacts our way of life in Black Forest. Time to stop the crazy development in our area with high density.

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Diana Taylor

Edith Anderson

Subject: RE: Retreat at Timber Ridge

From: Brown, Debbie [<mailto:Debbie.Brown@netscout.com>]
Sent: Thursday, March 22, 2018 2:58 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Retreat at Timber Ridge

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Next week (4/27) the PUD is scheduled to hear the rezone and preliminary plan for the Retreat at Timber Ridge.

I urge the planning commission to vote NO on this development.

This large scale development will have 160 lots that average 1/3 of an acre. The density of lots would cause significant water usage from the Denver basin aquifer.

This type of density will create substantial traffic and noise on roads that are narrow and without adequate turn lanes.

When I bought my home in Black Forest it was with the understanding that the area would remain rural. I have been disappointed many times by the continual approval of subdivisions that violate the Black Forest Preservation Plan.

The developers were aware of the Black Forest Preservation Plan at the time they purchased the property – so they should be required to comply with it.

I sincerely hope the planning commission will protect the residents instead of the developers. I urge you to deny this PUD rezone and preliminary plan and observe the Black Forest Preservation Plan.

Thank you,

Debbie Brown

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Karen Marchman [<mailto:kmarchman@att.net>]

Sent: Thursday, March 22, 2018 11:46 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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I am an adjacent neighbor to this proposed development. I recently attended the El Paso County Planning Commission hearing on March 6. The hearing went on for several hours, and consisted of much thoughtful and knowledgeable discussion by the commissioners. Their decision was to unanimously deny the PUD and re-zoning request by a vote of 7 - 0. This decision upholds the Black Forest Preservation Plan, which is very important to so many of us who live here.

The urban density portion of this development is inappropriate for this area, and very negatively impacts wildlife, particularly the pronghorn antelope herd which needs to get to the large pond along Vollmer in the Sand Creek drainage area. This is one of the last herds of antelope in Black Forest, and could actually be an asset to the development if parcel sizes were enlarged. This would give them more area to graze and critical access to water. Who wouldn't want to sit on their front porch and see a herd of antelope pass by? They do not eat shrubbery or roses like deer do, and they graze down the native prairie grass, thus reducing grass fire danger.

This could be a very beautiful development if the urban density parcels were replaced by 2 1/2 acre lots. The real estate market is selling 2 1/2 acre properties like hotcakes right now, and less density overall would make this development an asset to the area.

I urge you to deny the PUD and re-zoning request.

Thank you,
Karen Marchman
9350 Arroya Lane

Edith Anderson

Subject:

RE: Please do not support the PUD for the Retreat at Timber Ridge

From: Craig McDermott [<mailto:craigmcderm@hotmail.com>]

Sent: Thursday, March 22, 2018 6:00 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Please do not support the PUD for the Retreat at Timber Ridge

Importance: High

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To Mr. Glenn, Ms. Littleton, Mr. Waller, Mr. Vanderwerf, and Mr. Gonzalez;

I acknowledge that it is not reasonable for those of us who live in Black Forest to expect that our community would never be subject to change as the world changes around us. Nonetheless, when I moved there 20 years ago, there existed a social contract between society and me. And that social contract wasn't just *implied*. It was outlined in writing by the Black Forest Preservation Plan and formally agreed to by society's representatives – the County government.

The population density and water resources needed to support that density violates that social contract that the County made with me when I moved there. Please honor that contract by rejecting the PUD and preliminary plan for the "Retreat at Timber Ridge" development. I'm not asking for "no change", I'm asking for thoughtful, reasonable, and honorable change.

It's easy to do the right thing when the right thing is the easiest thing to do. But the right thing to do is still the right thing to do even when it is not the easiest thing to do. Please do the right thing and reject this proposal.

Sincerely and respectfully,
Craig McDermott
128930 Herring Rd
Black Forest, CO.

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: GARY naleski [<mailto:garymimi@msn.com>]

Sent: Thursday, March 22, 2018 10:02 AM

To: Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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As a long time resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge. The Retreat would have about 160 lots that average 1/3 of an acre. groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of **SEVEN WELLS** and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

Thank you for your time and concern of one BF resident. gary

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: charlotte gagne [<mailto:char50gagne@yahoo.com>]
Sent: Thursday, March 22, 2018 9:13 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf
Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells. This is a dangerous precedent. Pretty soon, overuse of aquifers will make Black Forest real estate unviable for sale as we will run out of water, not to mention the fire risk of higher density.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Sincerely,
Charlotte Gagne,

Bridle Bit resident

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Jim Colton [<mailto:jimcolt@gmail.com>]
Sent: Wednesday, March 21, 2018 10:43 PM
To: Stan VanderWerf; Longinos Gonzalez Jr
Subject: Denial of PUD for the Retreat at Timber Ridge

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As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

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This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Sincerely

Jim Colton

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge"

From: bkovach4571@gmail.com [<mailto:bkovach4571@gmail.com>]

Sent: Wednesday, March 21, 2018 10:37 PM

To: Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge"

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As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Brenda Kovach
Black Forest

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Andy Meng [<mailto:andy@timberlinewebworks.com>]

Sent: Thursday, March 22, 2018 8:21 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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Greetings County Commissioners,

I'm writing at the urging of the Friends of the Black Forest Protection Plan - an organization I support and agree with wholeheartedly - but you can be assured that the views in this email come from myself and every member of my family.

We started building a home in the Black Forest in February 2013. Unfortunately, in June of that year, our home under construction took a direct hit from the BF fire. The home was seriously damaged, but it was repaired and completed. The real damage came from the 1000+- trees we lost on our 5 acres. It took us over 4 years to cut down, chip the slash and buck the logs from those dead trees. Unfortunately the county has done nothing to remove or cut down the dead trees in the Pineries Open Space which our lot is adjacent to, so we now look out on hundreds of thousands (no kidding) of dead trees.

The point is that the Black Forest and its residents have taken some serious hits in the not-to-distant past and this assault on the southern boundary of the Forest is not helping matters. The Black Forest Protection Plan was put in place to ensure that the Forest would retain its rural feel and provide its residents with the lifestyle that they moved to the Forest to enjoy. This Timber Ridge PUD, as currently proposed will violate not only the spirit of the Plan, but its letter, too. The lots proposed for the northern side of the PUD are WAY too small and don't create the transition spelled out in the Plan. Think of the beautiful drive north on Vollmer into the Forest. We know those gently rolling meadows will soon be replaced by homes, but you have the opportunity right now to make ensure that the transition from city to Forest isn't one with densely packed homes and their attendant traffic. I know that the lure of increased property taxes is strong, but please do what's right and what has been in writing for some time. **Please deny this proposal.**

Also - don't forget about the water issues. As currently described, the density of Timber Ridge will draw WAY TOO MUCH water from the Denver aquifer. We all know that ground water is limited - how much isn't really known, but it seems that prudence is the best course of action here. Is there any plans in place to bring in water to this area from the SDS? We all need to ensure that we plan not only for the present, but for the future.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Cheers,

Andy Meng

andy@timberlinewebworks.com
www.timberlinewebworks.com
719-332-4419



Edith Anderson

Subject: RE: Denial fo PUD for the Retreat at Timber Ridge

From: EXTERNAL Annlane
Sent: Thursday, March 22, 2018 8:11 AM
To: Stan VanderWerf
Subject: Denial fo PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

I look forward to your vote of no to this rezone.

Ann Lane (I live just north of this plan & know what a horrible negative impact it would have on all of us.)

Edith Anderson

Subject: RE: Opposition to PUD Rezone

From: Gary Hokkanen [<mailto:glhokkanen@gmail.com>]
Sent: Thursday, March 22, 2018 6:31 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf
Subject: Opposition to PUD Rezone
Importance: High

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Dear Commissioners,

On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As residents of Black Forest and as members of the Friends of the Black Forest Preservation Plan we urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

Further, we urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

We urge you to deny this PUD rezone and preliminary plan.

Respectfully,

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Mark Adams [<mailto:adamseod21@gmail.com>]

Sent: Thursday, March 22, 2018 8:54 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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Hello to All My Elected County Commissioners,

[On Tuesday the 27th](#) at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As an active resident of the Black Forest and a member of the Friends of the Black Forest Preservation Plan, I strongly urge you to **DENY** the PUD and preliminary plan for the Retreat at Timber Ridge.

These are the reasons I urge disapproval:

The proposed Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of all Black Forest residents, especially the nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The **El Paso Planning Commission** denied this proposal in a **unanimous vote of 7-0**. So please weigh their denial strongly in your decision.

I urge you to deny this PUD rezone and preliminary plan.

Thanks,
Mark Adams

Concerned Black Forest Resident
720-320-1926

Edith Anderson

Subject: RE: Respectfully Requesting that you DENY the PUD rezone request for the Retreat at Timber Ridge

From: Jeff Miller [<mailto:jamconcourse14@gmail.com>]

Sent: Thursday, March 22, 2018 8:23 AM

To: Stan VanderWerf

Subject: Respectfully Requesting that you DENY the PUD rezone request for the Retreat at Timber Ridge

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Dear Mr Vanderwerf,

My name is Jeffrey Miller. I own a home and I am a full-time resident of Black Forest. Thank you for our community service.

We live in the Falcon Forest neighborhood on a 6.5 acre lot. All of our neighbors lots are 5 acres plus. We live close to Cathedral Pines which is set up with 2.5 acre lots. We strongly believe that the 2.5 acre lot size should be the minimum residential lot for developers in and around Black Forest.

We have been following closely the REZONING requests by developers to the county for many reasons, but one primary reason is the concerns over available water. We are also very concerned about the considered population increase that a permission giving rezoning would have on the Black Forest community.

I am respectfully asking you to please **turn down the request** for the rezoning as proposed by the PUD for the Retreat at Timber Ridge. The request for the rezoning to lots less than 2.5 acres is not acceptable to me or to any of the residents of Black Forest that I've know or have spoken with about the new proposed developments.

Thank you!

Jeffrey Miller

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Joe Bristow [<mailto:Joe@JBristow.net>]
Sent: Thursday, March 22, 2018 11:38 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Denial of PUD for the Retreat at Timber Ridge
Importance: High

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As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I strongly urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:
The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is definitely not a gradual transition at all.
The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the

equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

We have lived here 33 years and have gone to great lengths to conserve water for our wells and keep them flowing. Urban density usage would totally run us dry – a huge consequence most of us cannot afford and should not have to bare.

This proposal violates the expectations of nearby residents who purchased property in the county to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application. It was definitely a top reason for buying here 33 years ago. Our homes and 5 acre parcels are our biggest investment.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I highly urge you to deny this PUD rezone and preliminary plan. We voted for you in the hopes that you would protect our interests from just these kinds of future challenges.

Thank you.
Joe Bristow
10065 Raygor Road
Colorado Springs 80908

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Judy Bristow [<mailto:judy@jbristow.net>]

Sent: Thursday, March 22, 2018 11:29 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

Importance: High

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I urge disapproval for the following reasons:
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Thank you.
Judy Bristow
10065 Raygor Road
Colorado Springs 80908