

Miranda Benson2

From: Sharon LeMay <slemay722@gmail.com>
Sent: Thursday, July 6, 2023 9:34 AM
To: PCD Hearings
Subject: File Number: SF2239

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Dear El Paso County Planning Commission,

I tried to participate in this mornings hearing but was unsuccessful in my attempts to access the livestream. Please see my comments below that I want included in the file for this hearing.

I am a 23 year resident and home owner in Terra Ridge (TRPOA) and a 58 year resident of El Paso County.

I am **strongly opposed** to the Mille's request for right-of-way through two properties in Terra Ridge (the two that they own} to their new development with 11 planned homes! They should utilize the right-of-way through the existing "road" behind those properties and to Black Forest Road directly. We do not need construction traffic and the additional residential traffic through our small neighborhood.

Furthermore, I am unaware of any agreement that they could name their new development Terra Ridge North. As TRPOA members we should have had a "vote" in that decision. It appears as if the Mile's just assumed that they could name it Terra Ridge North and automatically become members of the TRPOA. That is wrong!

There is no benefit to the other 39 property owners in Terra Ridge to expand the size of the neighborhood, add a new right-of-way, or add them to the POA. I strongly feel that this endeavor is only a benefit and profit to Shay and Jenny Miles. A decision that only benefits one property owner is not a good idea! I have not spoken with any other homeowner in Terra Ridge that agrees with this proposal. Our rights as property owners needs to be a big factor in the decision by the ELPC Planning Commission and El Paso County Commissioners.

Thank you for your attention to this opposition. I trust it will be filed with all the documentation of this hearing and file number SF2239.

Sincerely,
Sharon LeMay
14945 Bear Gulch Street, COS CO 80908
slemay722@gmail.com
719-243-1038

Miranda Benson2

From: Miranda Benson2
Sent: Monday, July 17, 2023 10:18 AM
To: Miranda Benson2
Subject: FW: Terra Ridge - File # SF 2239

From: Sharon LeMay <slemay722@gmail.com>
Sent: Friday, July 7, 2023 11:30 AM
To: ADMBOCCCom <ADMBOCCCom@elpasoco.com>
Subject: Terra Ridge - File # SF 2239

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Dear Board of County Commissioners,

I am a 23 year resident and home owner of Terra Ridge and 58 year resident of El Paso County.

I am strongly opposed to this request from Shay and Jenny Miles!

I was disappointed to hear that the Planning Commission unanimously approved the request submitted by Philip Shay and Jennifer Miles on Thursday, July 6th.

It appears the developers viewpoint was heard with very little opposition voiced by the residents of Terra Ridge unfortunately.

But, there is a lot of opposition to this idea. I have not spoken to any resident that is in favor of the right-of-way through the two lots owned by the Miles' on Fox Creek Lane.

Actually, the 11 New residential units in what they are calling Terra Ridge North was not favored by TRPOA. They purchased the land-locked property, changed lot size from 5 acres to 2.5, and requested this right-of-way through Terra Ridge. All without the majority of the 40 property owners support. They should utilize the already existing "road" behind their properties that goes directly to Black Forest Road for the right-of- way to the new development.

There is no value or benefit to anyone but the Miles!

We do not need the additional construction and residential traffic in our nice, small quiet neighborhood. When will the Commissioners begin making decisions on a broader viewpoint (ie from the voting residents) in El Paso County?

Your thorough review and evaluation of this situation will be much appreciated. We need you to decline this request at the August 1, 2023 hearing.

Thank you for your consideration.

Sharon LeMay
14945 Bear Gulch Street, COS, CO 80908
719-243-1038
slemay722@gmail.com