

Petra Rangel

From: Libby Fletcher <lfletcher@coloradocollege.edu>
Sent: Wednesday, November 15, 2023 10:09 AM
To: Ryan Howser
Cc: PCD Hearings
Subject: Falcon Highlands PUD - Comment

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Dear Mr. Howser and Members of the Planning Commission,

Thank you for being willing to entertain comments from members of our community regarding this proposed amendment to Falcon Highlands development, PUDSP225.

We would like to express our opposition to the proposed amendment.

In short, the infrastructure of Falcon Highlands development is poor. Roads that look they belong in a third world country, heaving, cracking asphalt abound. Millions of gallons of ground water are being pumped out by individual homeowner sump pumps and then running down shared gutters with no foreseeable resolution in sight. One entity punting or denying responsibility to another with what appears to be little care for the existing development or its taxpayers.

To add homes to this, not to mention adding more homes than originally planned, would be akin to having a rotting 20-person capacity dock and requesting to add another 50 people to it. Simply put, the result will be collapse.

- The intersection of Rolling Thunder Way and Antelope Meadows circle: a primary access point for this proposed amendment, is constantly full of water, which will become ice over the winter is a safety concern as more vehicles and pedestrians would be required to use those roads.
- Specifically, if heavy construction vehicles are using these roads, it could be anticipated that more damage will occur.
- The original intent of the Falcon Highlands development was for homeowners to have larger lots, with premium homes built by more upscale commercial home builders. It is a primary reason we chose to move into our home. By increasing the number of homes as proposed, that intent will be dissolved. The resulting impact will be decreased property values for current residents as the builder is increasing home density and constructing more entry level homes with smaller overall square footage versus what exists in filings 1 & 2.
- As mentioned previously, the current development infrastructure is not supporting the current residents. To add to it seems reckless at best and foolish at worst.

Please do not approve PUDSP225.

Thank you,

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