NEPCO Northern El Paso County Coalition of Community Associations, Inc.

March 23, 2020

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

Nina Ruiz
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

Reference: Cherry Springs Ranch Filing No 2 Plat Note Modification and PUD Amendment

NEPCO is providing the collective input from its membership that includes 9,500 homeowners, 45 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 in northern El Paso County. 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.

1. Given the thoroughness of the traffic deviation application, we have no issues with the Plat Note Modification to allow two entrances and intersections with Highway 105 for this development. However, the County should ensure that it collects its fair share from this developer for the "improvement of left turn lanes at intersections along Highway 105" as recommended by the Highway 105 Corridor Study. (See the Traffic Impact Study, Page 22, Note.)

2. Since this development is located within the State Highway 83 Visual Overlay as depicted in Chapter V and Map 7.1 of the Tri-Lakes Area Comprehensive Plan, we certainly expect the County to preserve this unique Colorado rural character – open grasslands transitioning into a Ponderosa forest – by encouraging compliance with the following:

    a. Firewise Community principles and the "30 foot safety zone or primary fuel break in all directions" from homes contained in the Cherry Springs Ranch Covenants, Conditions, and Restrictions (CCRs) (found online at http://cherrysprings-ranch.com/);

    b. All State and County noxious weed prevention best practices during construction; and

    c. A good neighbor policy of having the developer require all residential lighting to be Dark Sky compliant – over and above nuisance lighting restrictions contained in the CCRs. The location, 5 miles east of Monument and consisting mostly of shortgrass prairie used for rangeland, should set the standard for night sky friendly lighting by minimizing glare while reducing light trespass and skyglow in our night skies.

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3. This filing is bordered by RR-5 zoned property on the south (Canterbury East) and on the east, while it borders other parts of the PUD on the north and west. Therefore, why can't the developer place all the lots that are less than 5-acres internal to the development, or on the north and west sides, rather than have them border neighboring lots of current RR-5 owners? We recommend that all lots that abut neighboring lots that are zoned RR-5 be re-configured to at least 5-acre lots to comply with the EPC Land Development Code, Section 5.3.5(B), third criteria, which states that "The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions"? Although the south side contains Highway 105, nothing is offered to buffer, at least sight-wise, the smaller lots with homes on them from their neighbors in Canterbury East. A road is not a sight-barrier.

4. NEPCO requests that our organization be informed of subsequent actions related to this development and be a participant in the review and coordination process. Thank you.

//SIGNED//

Paul Pirog
Vice Chairman
NEPCO Land Use & Transportation Committee

//SIGNED//

Greg Lynd
President, NEPCO

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