

## Nina Ruiz

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**From:** James Mikkelson <jimmikkelson@yahoo.com>  
**Sent:** Monday, November 9, 2020 10:45 AM  
**To:** Nina Ruiz  
**Subject:** Furrow Road Extension to Higby

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Nina,

My local neighborhood on Minglewood Trail has gone on an email campaign to oppose the Furrow Road extension south to Higby Road.

I want to let you know that there is not unanimity for this opinion. I support the extension and have been waiting for years for the extension. I think we will be safer. I also think that the extension will greatly increase the need for a traffic light at Furrow and 105. That is really not what I want, but it would be the right decision.

Jim Mikkelson  
17665 Minglewood Trail  
Monument, CO

Note: In Favor

## Nina Ruiz

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**From:** Herlik <Herlik@aol.com>  
**Sent:** Monday, November 9, 2020 10:51 AM  
**To:** Nina Ruiz  
**Subject:** Herlik Objection to Grandwood  
**Attachments:** Grandwood Objection 9n20.pdf

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'Morning Nina,

Please add the attached letter to the commissioners' packets.

Thanks,

Ed

*Character is power.  
Booker T. Washington*

# Ed Herlik

El Paso County Commissioners

November 9, 2020

Project File #: P-19-001

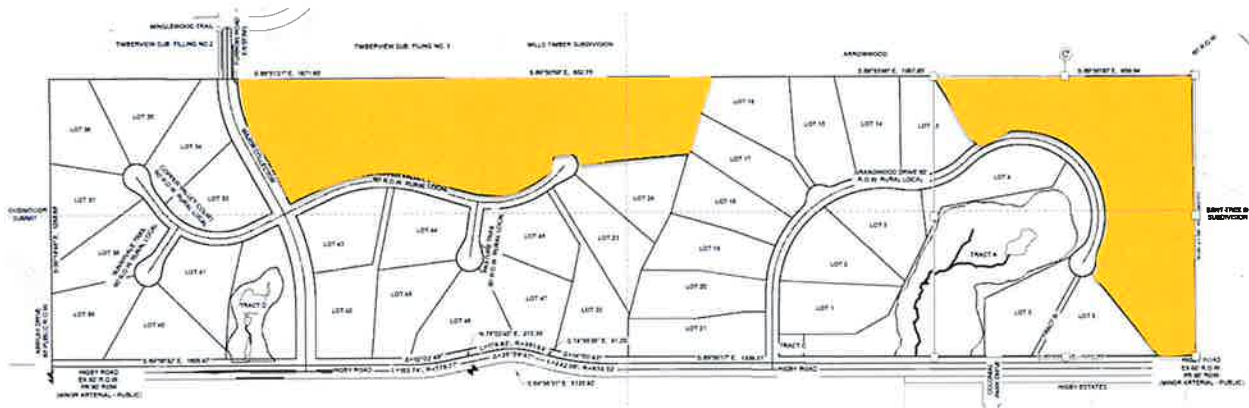
Project Name: Grandwood Ranch

Parcel No.: 61190-00-003

I write to ask that you table any votes on this development in favor of visiting the surrounding neighborhoods for two important reasons.

Both your staff and the immediately effected neighbors object to the lack of any transition between large neighboring lots and the requested 2.5 acre lots. A planning commissioner specifically dismissed one neighbor's in-person objection saying he knew his zoning when he purchased that land perhaps 35 years ago and so is stuck with it now. All of the planners then voted to allow this developer to change zoning they knew with certainty when they purchased two years ago. They're not stuck with it as the neighbors are. Those positions are mutually exclusive yet that is the recommendation you see today.

By visiting the neighborhoods, you'll see that five acre lots in the highlighted areas will provide transitions that meet your staff's intent and previous commissions' precedent.



Such transitions will also allow greater water allocations for the remaining lots. Today, the state's allocations are barely enough for what the EPA defines as an average family, or for some landscaping, but not both. It's considerably less than is allocated to bordering lots. We have a serious water problem in this part of the county, which this rezoning will exacerbate.

Traffic is the other reason. Planners perhaps 40 years ago specified that Furrow Road be extended across this parcel and connect to Higby Road. Visiting the land will show you how dangerous and undesired that requirement has become over the years. Reality didn't work out anything like those earlier planners expected.

The neighbors along Furrow Road strongly object to turning their cul-de-sac into a trunk road. So does the applicant. Higby Road is already dangerous for blind hills and blind curves, with a history of wrecks. Adding traffic cutting between there and CO-105 is certain to harm constituents, such as the new drivers who will speed on their way to Lewis Palmer HS.

Therefore, again, I ask that you table action and visit us rather than endorse the planner's inexplicable recommendation to require neighbors who built over 30 years ago to live with existing zoning while the applicant must not.

Sincerely,

Herlik@aol.com

719-360-2957

**Nina Ruiz**

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**From:** jim1947n@comcast.net  
**Sent:** Monday, November 9, 2020 10:11 AM  
**To:** Holly Williams; Nina Ruiz  
**Subject:** Extension of Furrow Road to Higby Road

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I'm writing to state that I oppose the extension of Furrow Road to Higby Road. This is a residential area and I think that the extension of Furrow will become an alternate route for commercial vehicles. The congestion of getting on to Hwy 10 at Furrow in the morning is already a problem and opening up Furrow as an alternate route to Higby is only going to make the intersection of Furrow and 105 even worse.

Jim Naylor  
17610 Minglewood Trail  
Monument, CO 80132

## Nina Ruiz

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**From:** Dave and Kim Blehm <dkblehm@comcast.net>  
**Sent:** Monday, November 9, 2020 12:59 PM  
**To:** Nina Ruiz  
**Subject:** Extension of Furrow Road

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We live in The Timber, at 17695 Minglewood Trail in Monument. We are writing to voice our deep concern over the proposed extension of Furrow Road through our neighborhood to Higby road.

Between the immense increase in traffic on both Furrow and Hwy 105, the connection to Higby Road with it's hills and blind corners, the high school traffic, Montessori school traffic, and potential for new construction at Home Place Ranch trying to connect to Monument Academy, this is a nightmare proposal. It seems resources would be much better allocated toward fixing the dangerous intersection at 105 and Furrow, widening of EXISTING artery – Jackson Creek Parkway, and fixing the disastrous Monument Academy situation wherein cars are backed up on Hwy 105 for miles. Our community is filled with seniors who walk their dogs in the neighborhood. We have 2 different homes with disabled children on the same street. Ours is one of them, and our adult disabled child walks the dog every day on Furrow Road where it is currently safe to do so.

We agree with other assertions that planning made 40 years ago is not applicable in 2020.

Sincerely, David and Kimberly Blehm

## Nina Ruiz

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**From:** Mark Spowart <mdspowart@gmail.com>  
**Sent:** Monday, November 9, 2020 12:25 PM  
**To:** Nina Ruiz  
**Subject:** Extension of Furrow Road

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Hi Nina,

We live on the Southeast corner of Hwy 105 and Furrow. Our intersection is already a nightmare in the morning 7-9, at 3:00 and the evening 5-7. If the extension of Furrow goes through, our traffic nightmare will explode. We are definitely against this extension.

I understand that the developer working on lot conversions is also against the extension. I believe the original plan to create the extension was done decades ago. I think the commission should take another look at this to see if it's really necessary.

Thanks for listening.

Mark Spowart  
1005 Minglewood Trail  
(979) 981-6773

## Nina Ruiz

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**From:** PRANAB SHRESTHA <pranab74@hotmail.com>  
**Sent:** Saturday, November 7, 2020 7:46 PM  
**To:** Nina Ruiz; Jaina Mulge  
**Subject:** Furrow extension to higby

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To whom it may concern.

We object the extension of Furrow Road to Higby Road.  
We live in the Timbers and object to the extension due to the traffic increase and safety concern. We ask the commissioner to drive by our neighborhood and understand our small neighborhood and how that would be impacted due to this developer ask.

Thank you  
Pranab

## Nina Ruiz

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**From:** Lynn Matesi <ljmatesi@gmail.com>  
**Sent:** Sunday, November 8, 2020 3:45 PM  
**To:** Nina Ruiz  
**Subject:** Furrow Extension

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Ms. Ruiz,

I am opposed to extending Furrow road to Higby as it seems completely unnecessary as there are other routes already available to do such, including Fairplay that is less than a quarter mile away and Jackson Creek - a mile away.

Thank you for your consideration.

Lynn Matesi  
17905 Minglewood Trl  
Monument, Co



## Nina Ruiz

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**From:** Tina Graves <firstmate@johngraves.com>  
**Sent:** Sunday, November 8, 2020 12:17 AM  
**To:** Nina Ruiz  
**Subject:** Furrow Extension

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Hello Ms Ruiz,

I would appreciate just a moment of your time.

I am concerned about the possibility of extending Furrow to Higby. We moved to Minglewood Trail last year. Part of the reason we chose this area is that it is quiet, full of wild life, and allows our family to ride bikes around the neighborhood.

Our last home was inundated with pedestrian and automobile traffic when a light rail train was installed nearby. The volume of traffic that would be at the end of our street would be nightmarish. This extension would end our bike riding in our neighborhood for fear of crossing the road with our child. As it is, we cannot traverse 105 due to the amount of vehicles. I am also worried about that our wildlife would not survive - deer, turkeys, rabbits, and squirrels. This road is not needed or wanted.

Please consider our situation when making this decision.

Sincerely,

Tina Graves

## Nina Ruiz

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**From:** Alan Briding <AJ@briding.net>  
**Sent:** Sunday, November 8, 2020 6:18 AM  
**To:** Nina Ruiz  
**Subject:** Furrow road extension to Higby

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Good morning Ms. Ruiz,

I live in the Timbers subdivision that has its eastern boundary on Furrow, and runs along Minglewood Trail. The thought of a major thoroughfare being put on that border, and what that would do to the residential quality of this neighborhood area, has spurred me to file this email to have the board reject such a project. Functionally, north-south traffic can use either Hwy 83 or Jackson Creek to traverse from Hwy 105 to Higby, or simply use the freeway. From my perspective, there is no practical reason to extend Furrow to Higby, and it would be significantly reduce the quality of life in this residential section.

Please pass to the board that I request they turn down the proposal to extend Furrow Rd.

Sincerely,  
Alan J. Briding  
9238-9483

## Nina Ruiz

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**From:** John Armantrout <trout66@gmail.com>  
**Sent:** Sunday, November 8, 2020 4:23 PM  
**To:** Nina Ruiz  
**Subject:** Furrow Road Extension

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Ms Ruiz,

I'd like to express my concern with extending Furrow Road from 105 to Higby Road as a through route.

I believe the proposed Grandwood Ranch traffic can be served solely by connecting with Higby without the necessity of connecting to 105 by way of Furrow. The residential neighborhoods in the area would be negatively impacted by making Furrow a through route. No commercial developments require making Furrow a through road. Finally Higby Road itself is limited in its ability to handle the higher traffic burdens that Furrow would certainly funnel to it.

I hope the county commissioners will visit the area and reassess this issue.

Respectfully,

John Armantrout

17950 Minglewood Trail  
Monument, CO 80132  
[trout66@gmail.com](mailto:trout66@gmail.com)  
805-315-8490

## Nina Ruiz

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**From:** Robert Eklund <eklundre@gmail.com>  
**Sent:** Sunday, November 8, 2020 12:19 AM  
**To:** Nina Ruiz  
**Subject:** Furrow Road

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To Whom It May Concern,

We are against connecting Furrow to Higby and would prefer other options.

Respectfully,  
Rob and Jana Eklund

## Nina Ruiz

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**From:** Holly Williams  
**Sent:** Monday, November 9, 2020 12:28 PM  
**To:** Nina Ruiz  
**Subject:** Fw: Furrow Road Extension

### *Commissioner Holly Williams*

200 S Cascade, Suite 100  
Colorado Springs, CO 80903  
(719) 520-6411 (office)  
(719) 374-0856 (cell)

---

**From:** Pamela Sentman <pamsentman@gmail.com>

**Sent:** Monday, November 9, 2020 10:49 AM

**To:** Holly Williams <HollyWilliams@elpasoco.com>

**Subject:** Furrow Road Extension

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Hello, I am a resident of Minglewood Trail in Monument. My house is located very close to the area that would be under construction to extend Furrow Rd, but that's not the only reason I am opposed to the idea. I do understand that growth in this area is inevitable, but I think we as a community can be smart about how we grow.

My family has been in this house for over 25 years and we've witnessed responsible development and irresponsible development. I think Roller Coaster Road is a good example of a thoroughfare, whereas Fairplay Drive is not. I'm concerned that if Furrow is extended, it would become another Fairplay. People already drive too fast on Furrow, and I can only imagine how much more dangerous it would become if people started using it as a shortcut to get to Higby.

Thank you for taking the time to read my letter. I know this is a difficult time and you are very busy.

Pamela Sentman

## Nina Ruiz

---

**From:** Craig Dossey  
**Sent:** Sunday, November 8, 2020 7:49 PM  
**To:** Nina Ruiz  
**Subject:** Fwd: Furrow extension to higby

For file and public record at hearing  
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**From:** Holly Williams <HollyWilliams@elpasoco.com>  
**Sent:** Sunday, November 8, 2020 7:46:46 PM  
**To:** Craig Dossey <craigdossey@elpasoco.com>  
**Subject:** Fw: Furrow extension to higby

### ***Commissioner Holly Williams***

200 S Cascade, Suite 100  
Colorado Springs, CO 80903  
(719) 520-6411 (office)  
(719) 374-0856 (cell)

---

**From:** PRANAB SHRESTHA <pranab74@hotmail.com>  
**Sent:** Sunday, November 8, 2020 8:17 AM  
**To:** Holly Williams <HollyWilliams@elpasoco.com>; Jaina Mulge <jainamulge@hotmail.com>  
**Subject:** Furrow extension to higby  
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---

To whom it may concern.

We object the extension of Furrow Road to Higby Road.  
We live in The Timbers and object to the extension due to the traffic increase and safety concern. We ask the commissioner and all to drive by our neighborhood and understand our small neighborhood and how that would be impacted due to this developer ask.

Thank you  
Pranab and Jaina

## Nina Ruiz

---

**From:** Craig Dossey  
**Sent:** Sunday, November 8, 2020 7:49 PM  
**To:** Nina Ruiz  
**Subject:** Fwd: Grandwood Ranch development and Furrow Road extension

For file and public record at the hearing  
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---

**From:** Holly Williams <HollyWilliams@elpasoco.com>  
**Sent:** Sunday, November 8, 2020 7:46:38 PM  
**To:** Craig Dossey <craigdossey@elpasoco.com>  
**Subject:** Fw: Grandwood Ranch development and Furrow Road extension

### *Commissioner Holly Williams*

200 S Cascade, Suite 100  
Colorado Springs, CO 80903  
(719) 520-6411 (office)  
(719) 374-0856 (cell)

---

**From:** STEPHEN VERMEERSCH <nsx@comcast.net>  
**Sent:** Sunday, November 8, 2020 10:26 AM  
**To:** : Nina Ruiz <NinaRuiz@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>  
**Subject:** Grandwood Ranch development and Furrow Road extension  
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We concur with our neighbors in rejecting the antiquated plan to extend Furrow Road through to Higby. We understand the developer doesn't want to extend it either. It will turn Furrow Road into a major road. The extension will also flood Higby's two lanes with school traffic and vehicles cutting across from Hwy 105. Monument town cancelled plans for an extension to Higby from the south expressly to avoid such cutting through neighborhoods to Higby.

Thanks for your attention to this matter.

Steve and Barbara Vermeersch  
17975 Minglewood Trail  
Monument

nsx@comcast.net  
719-481-5704

## Nina Ruiz

---

**From:** Craig Dossey  
**Sent:** Sunday, November 8, 2020 7:48 PM  
**To:** Nina Ruiz  
**Subject:** Fwd: Objection to Furrow Road Extension to Higby Road for Grandwood Ranch

For file and public record at hearing  
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**From:** Holly Williams <HollyWilliams@elpasoco.com>  
**Sent:** Sunday, November 8, 2020 7:46:25 PM  
**To:** Craig Dossey <craigdossey@elpasoco.com>  
**Subject:** Fw: Objection to Furrow Road Extension to Higby Road for Grandwood Ranch

### *Commissioner Holly Williams*

200 S Cascade, Suite 100  
Colorado Springs, CO 80903  
(719) 520-6411 (office)  
(719) 374-0856 (cell)

---

**From:** Barbara Redfield <28barbara.redfield@gmail.com>  
**Sent:** Sunday, November 8, 2020 2:30 PM  
**To:** Holly Williams <HollyWilliams@elpasoco.com>  
**Cc:** 28barbara.redfield <28barbara.redfield@gmail.com>; ssr\_redfield@yahoo.com <ssr\_redfield@yahoo.com>  
**Subject:** Objection to Furrow Road Extension to Higby Road for Grandwood Ranch  
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Hi Holly--

As a homeowner who will be directly impacted by this new development, I urge the commission not to vote Tuesday on the proposed rezoning of the Grandwood Ranch and to reconsider the current planned extension of Furrow Road to Higby Road. All county commissioners should visit this location site before moving forward with a decision.

I reside in The Timber neighborhood and my house is located very close to the termination intersection of Furrow Road/Minglewood Trail/Lamplight Drive. If Furrow Road is extended to Higby Road as described in the El Paso County's Major Transportation Corridors Plan and the Traffic Impact Study, instead of the quiet, private neighborhood in which I reside, I will be living in a major transportation corridor for local, regional and emergency traffic. The amount of traffic that will use Furrow Road to connect between Hwy 105 and Higby will significantly impact my community's life and my home value. I vehemently disagree with El Paso County's requirement that this development extend Furrow Road south from Lamplight Drive through the site to Higby Road. **The Grandwood Ranch community can be built without extending Furrow Road.** There are currently many other existing roads that connect Hwy 105 to Higby that can be utilized for traffic.

regards to the rezoning of 5 acre lots to 2.5 acre lots, again the site needs to be viewed by the commissioners before voting on it. There needs to be a better transition density plan so neighbors that have larger lots bordering this development are not impacted by this rezoning request.



## Nina Ruiz

---

**From:** Laurie McDaniel <mcdaniel.lj@gmail.com>  
**Sent:** Monday, November 9, 2020 9:48 AM  
**To:** Nina Ruiz; Holly Williams  
**Subject:** Grandwood Ranch and Furrow extension

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I have been alerted to the request for the Grandwood Ranch project to be approved for 2.5 acres. I wish to express my **OPPOSITION** to this request .

Furrow Rd is projected to connect to Higby Rd in the 2040 plan.

The Granwood Ranch development will increase traffic through a **RESIDENTIAL AREA** to an unacceptable level.

I am **AGAINST** the Grandwood Ranch development to 2.5 acre lots as well as the extension of Furrow Rd.

Laurel McDaniel  
17950 Minglewood Trail  
Monument CO 80132

## Nina Ruiz

---

**From:** STEPHEN VERMEERSCH <nsx@comcast.net>  
**Sent:** Sunday, November 8, 2020 10:27 AM  
**To:** Nina Ruiz; Holly Williams  
**Subject:** Grandwood Ranch development and Furrow Road extension

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We concur with our neighbors in rejecting the antiquated plan to extend Furrow Road through to Higby. We understand the developer doesn't want to extend it either. It will turn Furrow Road into a major road. The extension will also flood Higby's two lanes with school traffic and vehicles cutting across from Hwy 105. Monument town cancelled plans for an extension to Higby from the south expressly to avoid such cutting through neighborhoods to Higby.

Thanks for your attention to this matter.

Steve and Barbara Vermeersch  
17975 Minglewood Trail  
Monument

nsx@comcast.net  
719-481-5704

pTo: El Paso County Board of County Commissioners  
Re: Mills Timber Subdivision Seeking Compromise with Grandwood Developer  
Date: November 8, 2020

We ask that the Board of County Commissioners address a density mismatch issue before voting to approve the Grandwood rezone and preliminary plan. **Before voting, we ask that the board visit the land and see the issue first hand.**

**The Issue:** Despite repeated requests, no attempt is being made by the developer to site larger transition lots near neighboring low density lots.

The reasons we feel these concerns are valid and compromise from the developer is warranted:

- 1) **Experts Agree.** Your staff and NEPCO agree with the need for lot transitions. (see next page)
- 2) **Precedent.** There are abundant examples of EPC planned subdivisions where larger parcels were positioned near neighboring lower density lots. (see next page for example)
- 3) **EPC Code.** EPC Land Development Code requires compatibility in all directions and defines “compatibility” as “maintaining the character of existing development in the vicinity”. Doubling the density, affecting the view corridors and pushing Furrow road through existing neighborhoods will significantly change the character of already existing development.

Our Request: Mills Timber subdivision requests you require the developer to compromise. Converting the 3 Grandwood lots circled in red below into two 3.75 acre lots would be a fair compromise to match the adjoining 5 acre lots. We request you postpone voting for the rezone or preliminary plan. Please come, see, and feel the change in the character of our land caused by the rezone which doubles the density on the land adjacent to our neighboring 5 acre lots.



Regards,

*Jon David Mills*

Jon David Mills  
Mills Timber Subdivision

## Nina Ruiz

---

**From:** Barbara Redfield <28barbara.redfield@gmail.com>  
**Sent:** Sunday, November 8, 2020 2:28 PM  
**To:** Nina Ruiz  
**Cc:** 28barbara.redfield; ssr\_redfield@yahoo.com  
**Subject:** Objection to Furrow Road Extension to Higby Road for Grandwood Ranch

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Hi Nina--

As a homeowner who will be directly impacted by this new development, I urge the commission not to vote Tuesday on the proposed rezoning of the Grandwood Ranch and to reconsider the current planned extension of Furrow Road to Higby Road. All county commissioners should visit this location site before moving forward with a decision.

I reside in The Timber neighborhood and my house is located very close to the termination intersection of Furrow Road/Minglewood Trail/Lamplight Drive. If Furrow Road is extended to Higby Road as described in the El Paso County's Major Transportation Corridors Plan and the Traffic Impact Study, instead of the quiet, private neighborhood in which I reside, I will be living in a major transportation corridor for local, regional and emergency traffic. The amount of traffic that will use Furrow Road to connect between Hwy 105 and Higby will significantly impact my community's life and my home value. I vehemently disagree with El Paso County's requirement that this development extend Furrow Road south from Lamplight Drive through the site to Higby Road. **The Grandwood Ranch community can be built without extending Furrow Road.** There are currently many other existing roads that connect Hwy 105 to Higby that can be utilized for traffic.

In regards to the rezoning of 5 acre lots to 2.5 acre lots, again the site needs to be viewed by the commissioners before voting on it. There needs to be a better transition density plan so neighbors that have larger lots bordering this development are not impacted by this rezoning request.

Thank you for your time and consideration!  
Barbara and Scott Redfield

## Nina Ruiz

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**From:** Brenda <victoriankees@aol.com>  
**Sent:** Saturday, November 7, 2020 8:06 PM  
**To:** Nina Ruiz  
**Cc:** victoriankees@aol.com  
**Subject:** Opposed to extending Furrow Road to Higby

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Good evening Nina,

I was given your email address to send our objections to extending Furrow Road to Higby. Please see my reasons to not complete the Furrow Road extension below:

1. Furrow Road and the roads that connect to it are residential. Children play on these roads, and neighborhood residents walk and recreate on the roads. Increased traffic would pose a significant safety issue.
2. We have many deer and other animals in this area as it is more heavily forested. This will result in more accidents and wounded animals running on to people's yards to die. This will be traumatic to neighbors/children and dangerous to drivers.
3. Our neighbors own homes all along Furrow Road and the heavy traffic that would result from this extension would cause more noise and air pollution, affecting the value of their homes and quality of life.
4. There is no pressing need to negatively impact this neighborhood by extending Furrow Road to Higby. We already have an extension of Fairplay Road to Higby, which is the next street parallel to Furrow Road.
5. Jackson Creek Parkway is already zoned commercial, has traffic lights and street lights, and part of it was recently widened to 4 lanes. Jackson Creek Parkway links to Higby and Baptist Rd. Please invest the funds into widening the rest of Jackson Creek Pkwy to 4 lanes so traffic can be routed to this main thoroughfare that is not forested, and does not go right through a residential neighborhood.
6. Cars often have difficulty getting up the hill at Hwy 105 to Furrow when it is snowing, and that section of 105 has been closed repeatedly during snow storms. It is a better use of snow removal resources to clear Jackson Creek Pkwy as it is level, has better visibility, and businesses nearby in case of road closures.
7. I understand a developer does not want to pay for the Furrow Rd extension and wants to change zoning from 5 acres to 2.5 acres. I understand we have limited water sources in Monument. Please do not approve a decrease in home lot size any smaller than 2.5 acres. The congestion on our roads is becoming a safety issue. Please do have the developer pay for widening the rest of Jackson Creek Pkwy for the benefit of the entire community, and enhance property values.

Thank you for your consideration. Please forward this information to the county commissioners.

Thank you,  
Brenda Heimbach  
17925 Minglewood Trail  
Monument, CO 80132

Sent from my iPad

## Nina Ruiz

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**From:** Hurst, Bill <Bill.Hurst@gaylordhotels.com>  
**Sent:** Monday, November 9, 2020 10:23 AM  
**To:** Nina Ruiz  
**Subject:** opposed to extension of Furrow to Higby

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Dear Ms Ruiz,

We respectfully oppose the extension of Furrow to Higby. We live in the Timber subdivision and would prefer to not extend Furrow. Thank you for your consideration.

Sincerely,

William Hurst  
17865 Minglewood Trail  
Monument, CO 80132  
303-241-1727

## Nina Ruiz

---

**From:** Psp218 <psps218@gmail.com>  
**Sent:** Monday, November 9, 2020 11:01 AM  
**To:** Holly Williams; Nina Ruiz  
**Subject:** Opposition to the extension of Furrow Road to Higby Road,

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Hello,

I am writing to share my views opposing to the extension of Furrow Road to Higby Road in the town of Monument. I live at 17810 Minglewood trail and love the area apart from the traffic noise I get from Hwy. 105 to the North and from Furrow road right below my lot already and Furrow is not a through street.

The Grandwood Ranch development is being built south of Minglewood trail and Furrow road. Already the developers have asked the planning commission to rezone the 5 acre lots to 2.5 acre lots which, de facto, would increase the density of cars on Furrow road assuming it would open between Hwy.105 and Higby road.

I already have issues with the traffic noise coming from Furrow road below my lot and this is only made of residents' traffic. The rough granular surface of the road tar greatly contributes to the noise level as well. There, some smartly designed speed bumps would provide relief since slowing down cars while improving pedestrians safety.

The widening of Hwy. 105 does not please me either but could still be managed if the county would build roundabouts to slow traffic down, would lower the speed limit to 30 mph, and would prevent 18 wheeler traffic on it between Hwy. 25 and Hwy. 83. Please work in this direction for this widening.

Now back to the extension of Furrow Road to Higby Road,

There is really no need to effect it as the superb work done on Jackson Creek would suffice to handle the traffic. Having non connected neighborhoods also increases the safety of children, improves the security of the houses in regard to burglaries, provides quieter areas reducing the stress level of the residents while improving the real estates values while helping pedestrian traffic and all its benefits. This would also greatly damage the current tree landscape which is a non negligible effect.

I would really encourage all involved to come and visit the area to get a good sense of the situation and realizing that this extension would be highly counter productive while also saving much needed money from the prospective builders. At the same time it appears that the developer may not even want to build a road that connects Furrow to Higby and there is no need to force it.

I hope you found the information helpful!. Please do not hesitate to let me know if there are any questions and I would be glad to participate in any meeting or visit concerning the topics raised in this email.

I trust that you will make the right decision cancelling this extension and improving the widening of Hwy.105 if needed at all.