

Ryan Howser

From: Daniel Fields <drfields4@gmail.com>
Sent: Monday, July 14, 2025 10:34 AM
To: Ryan Howser
Subject: Jane Davis Ranch Sketch Plan - Judge Orr

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Report

El Paso County Digital, Strategy &
Technology (DST)

Hi Ryan,

My husband and I are residents near the Jane Davis Ranch planned development, which I understand goes before the Planning Commission this week. Our residence is located at 14400 Judge Orr Rd, where we have lived for the past 30 years on a 40-acre parcel. We have seen a significant amount of development occurring all around us, particularly over the past 10 years. We are not opposed to development, but we do expect serious thought to be given to any new development approvals. We do have some concerns that we would like to bring to the attention of the Planning Commission, as well as the Board of County Commissioners, which I would like to express for the official record.

1. A big concern of ours is water. It is becoming more and more concerning for those of us in eastern El Paso County with existing individual wells. As I understand it, the Jane Davis Ranch development would include both 5-acre and 2.5-acre parcels. I anticipate that the source of water intended for these parcels would be individual wells. If the plan is for individual wells, we would strongly encourage the development plan to allow only 5-acre parcels and no 2.5-acre parcels to limit the number of wells tapping into our precious water resources.

2. Our 2nd biggest concern is the additional traffic that this development will create. There is currently significant traffic traveling down Judge Orr - not just passenger vehicles, but also many large tractor-trailers and commercial vehicles as well. With another 90+ potential households utilizing this roadway, the safety impacts will be significant. We often have difficulty now getting in or out of our driveway onto Judge Orr Rd safely due to the speed and volume of traffic. The intersection of Stapleton/Curtis and Judge Orr has had so many accidents with people running the stop sign as they speed down Judge Orr; I am surprised there has not been a fatality there yet, at least to my knowledge. The County has upgraded the stop signs at this particular intersection multiple times, upgrading to larger and larger stop signs, and most recently added another set with constant flashing red lights (4 total at the intersection on both the right and left sides as you approach the intersection), in an attempt to reduce the accidents there. It isn't difficult to imagine how dangerous it will become when the already planned additional households from the Saddlehorn Ranch development are built out, not to mention this potential development for the Jane Davis Ranch across the road.

3. Thirdly, we respectfully and strongly request that the development be required to have enforceable covenants in place. The current 25-acre parcel (14850 Judge Orr Rd) on the NW corner of Stapleton/Judge Orr that shows as part of this development has an existing newer house on it, which is already in need of code enforcement to clean up and prevent further growth of the junk pile in front of the house. The assurance that there will be enforceable covenants in place for this development would be extremely beneficial for all of us living in the area to maintain our property values.

Thank you for the opportunity to share my concerns. Please feel free to contact us should you have any questions.

Sincerely,
Daniel & Tammy Fields
14400 Judge Orr Rd
Peyton, CO 80831
719-213-0616
drfields4@gmail.com