

April 29, 2020

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

Kari Parsons
EL Paso County Development Services Department
2880 International Circle, Suite 110
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Reference: GrandView Reserve Sketch Plan

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. First of all, we note that this development is outside the focus area boundaries for NEPCO. Our southeast border is generally Meridian Road and Shoup Road. Although located outside our formal physical boundary, this development will definitely affect the water, traffic, and dark sky vistas for NEPCO's constituents, and so the comments that follow pertain only to those effects.
2. This is the first time we have reviewed the developmental history for this 768-acre property. In this vein we note that a Preliminary Plan for this same property was submitted in January 2019, consisting of 184 units located on RR-2.5 acre lots and using approximately .42 acre-feet of water per lot per year (see Water Supply Information Summary from the Preliminary Plan). The current Sketch Plan now shows 3,261 units located on 581 residential acres and using .353 acre-feet of water per lot per year.
 - a. Assuming a request for rezoning to PUD will occur, this new Sketch Plan allows more than 17 times the number of units to be located on this property than the current zoning would countenance. This urban sprawl results in almost 31,000 new vehicle trips to be taken on the highways outside this development at buildout (and also causing a significant number of local LOS delays in the E and F range), and using 1,170 more acre-feet of water per year to be drawn from 8 new wells into the Denver Basin aquifers! In addition, according to the current Water Resources and Wastewater Report, off-site wells will likely be needed (from neighboring lands owned by 4-Site Investments, LLC) for full build-out! We all use the same water and

the same roads, so we are hoping that El Paso County will look carefully at the developer's supporting documentation to ensure that the water supply and road conditions of NEPCO constituents are not unreasonably affected by this development.

- b. As a staunch supporter of northern El Paso County's dark skies, please ensure that all lighting for this development is dark sky compliant, full cut-off lighting. Improper lighting from 3,261 homes located on rolling plains at almost 7,000 feet above mean sea level can ruin the dark sky for everyone in northern El Paso County.
3. Thank you for the opportunity to review this important development which will ultimately change the character of this formerly agricultural area. Since we know that you will take our comments and seriously address these issues affecting our members, we do not require further updates or need to review this development further. Thank you.

//SIGNED//

Paul E. Pirog
Vice Chairman
NEPCO Land Use & Transportation Committee

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Greg Lynd
President, NEPCO