

## Lekishia Bellamy

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**From:** Justin Kilgore  
**Sent:** Monday, March 06, 2023 2:13 PM  
**To:** Lekishia Bellamy  
**Subject:** FW: Map Amendment (Rezone) 1825 Summit Drive

FYI. Please add this as well.

JK

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**From:** Nancy Spalding <nancy.spalding18@gmail.com>  
**Sent:** Monday, March 6, 2023 11:32 AM  
**To:** Justin Kilgore <JustinKilgore@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Christian Haas <ChristianHaas@elpasoco.com>; Cristel Madden2 <CristelMadden2@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>  
**Subject:** Map Amendment (Rezone) 1825 Summit Drive

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Dear El Paso County Commissioners and Planning Commission Staff:

We have been advised of a rezone request by Steven and Jennifer Liebowitz for 1825 Summit Drive, Colorado Springs, CO 80921. The request is scheduled for the Planning Commission Hearing next week. This is a request to subdivide the existing 5.23 acres into two approximately 2.5 acres lots to allow for the construction of a new single-family residence. The Board of County Commissioners hearing on this matter is scheduled for Tuesday April 18<sup>th</sup>, 2023.

Members of the Sun Hills HOA are adamantly **opposed** to this request and believe that approving this request will establish a very dangerous "lot subdividing precedent" resulting in damage and harm to our neighborhood.

The Sun Hills development is made up of at least five acre lots. Allowing the subdivision of this 5.23-acre parcel will result in further congestion, water issues (lots have their own well and septic), and damage to the value of our homes. Our traffic has increased due to a shortcut through Sun Hills to Discovery Canyon Campus and the Flying Horse area. While we are happy to have a school close by, our quiet little neighborhood resembles a speedway during morning and afternoon school dropoffs/pickups. Those of us who walk or bike the neighborhood have to be exceedingly aware of parents and students racing through Sun Hills (via Sun Hills Drive to Granby to Pleier to Silverton) to get to school ontime. This used to be a rural area, and the growth in the past 10 years has been explosive. ***It doesn't have to include changes to Sun Hills.***

Residents in this part of town have established our homes and families in this area because it provides us with a country like environment and allows us to enjoy the peace and quiet of land and horse ownership.

I urge you to **deny** this rezoning request. The environmental impacts (particularly water issues and increased traffic) are already taxing the neighborhood.

Respectfully,

Nancy J. Spalding

Treasurer, Sun Hills HOA (and 30+ year resident of Sun Hills)

1685 Pleier Drive, Colorado Springs, CO 80921

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