

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

November 24, 2020

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El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Reference: Forest Lakes Filing No. 6 Final Plat

NEPCO is providing the collective input from its membership that includes approximately 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. From a reading of the current documents provided with this application, it appears that the Final Plat for Filing No. 6 is consistent with previous plans and studies for the Forest Lakes development. Nevertheless, we strongly urge El Paso County to perform a thorough examination to ensure that current traffic, water use, wildfire mitigation, school, and environmental impacts (including light trespass and skyglow) are in conformance with the developer's previous forecasting and, in any event, are appropriately minimized.
2. Please continue to ensure that all intersections within the development contain only grades that allow for safe driving during the winter at an elevation of over 7,000 feet above sea level. Depending upon the road priority, ice may well build up before the plows and the sand arrive.
3. Thank you for the opportunity afforded NEPCO to engage in this process to work with El Paso County to ensure we have planned, responsible, and safe growth. 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 Transportation and Land Use Committee

//SIGNED//
Greg Lynd
President, NEPCO