

El Paso County
Planning Manager
Permitting and Community Development
Nina Ruiz

Jan 28, 2022

Starlene Cook
15330 Terra Ridge Circle
Cos, Co 80908

Re: Flying Horse North Developmental Plan

My letter is regarding the most recent development plan for Flying Horse North, which is proposing to build a hotel, commercial gas station, additional fire station, multi family dwellings as well as reducing the original size of home lots from 2.5 acres to .25 acres.

It was clear at the meeting last night held at the Elementary School off North Gate Blvd that this project will proceed with the counties blessings and has pretty much been cleared for development. The question is why? Why does the plan need to be changed from 2.5-acre homes with a private golf course for the super-rich to multi family living, as well as townhomes or apartments? Is this really needed? Does Jeff Smith Classic Homes, really need the additional income? I mean how much has he already greased your palms with the multi housing developments that he has already put in the springs? How much money do you all need, how much more land, water, trees, elk, deer, prong horn, owls, and heron do you need to force out before its enough? Before you have totally raped the land and have houses upon houses? When exactly is enough? The water in this state is limited and you all know that, but you are willing to keep taking money and robbing the land until it is gone. There is no conservation going on. You tell yourselves those little lies to make yourselves feel better. Heck, all of us will be dead and gone by the time the water runs out, so why should you concern yourselves with that? I get it. There will be baron land left, no trees, no animals, no more open spaces and country, but you all died wealthy and well taken care of, good job. This proposed plan does not benefit the neighbors. Oh they can use the trails but that's it. It's obvious that Classic does not care about the community or he would have offered a benefit to the neighbors, he would have been willing to give a little or even not changed his already approved plan of homes on 2.5 acres. He doesn't care- Why should you?

I am opposed obviously for this new plan that can continuously get changed at Classic Homes whims and needs with no thoughts to environmental impact or the fact that neighbors to this proposed monstrosity have purchased homes in the county with land around them because they wanted the peace and quiet. They wanted to enjoy the lack of traffic, the open spaces, the views, the wildlife. If they wanted to live in the city, they would have purchased there. But now El Paso County with the push of Colorado Springs annexation is all on team Jeff Smith/ Classic Homes and feels its right to do this! I mean look at

the revenue for the city and the County that Classic is bringing you. How can you say No, its more for your pockets for sure and everyone can get raises and line their pockets. That is the bottom line here.

I have not lived here as long as many of you. I moved from Washington State because of the political views and increased development of the west side. It became a miserable expensive place to live with beautiful views if you had enough money to live in a place with a view. This is what I see you creating here. This is not the only development that Classic and other developers have going in. The entire east area from Woodmen and black forest to woodman and meridian is out of control. From Woodman to Old Ranch Road. Classic is not even a good home builder, many of their homes do not pass airflow tests or energy rating. They do not use green products to try and help the environment. Their garbage from their construction sites can be found all along Black Forest Road. I never see them cleaning it up. You know who I see out there? Citizens, neighbors, residents. Not Classic Homes or any of their reps.

My opposition to this change in plans at Flying Horse North (yet again) is solely based on water impact, environmental damage, increase of forest fire occurrences, (caused by increased population, increased pressure on water resources, increased traffic) wildlife impact as they are pushed farther north, traffic pressure on 83, Hodgen and Shoup. Water, Water, Water.. there is no water, and the little story they are telling you about putting concrete down, so they do not pull water from above. Do you seriously believe that? I have attached a photo to this email. This photo was taken Fall of 2021 and it is of a herd of Elk at Flying Horse North exactly where the multi-unit housing area is proposed. They look beautiful and I am sure glad I got to see them, because I will not, and neither will anyone else once you approve this plan. In closing, there is no reason these lots need to be reduced from 5 acres as first proposed to 2.5 acres as approved and now down to .25. No Reason except greed. It is of no benefit to the environment, the open spaces, the fresh air, the animals, the water resources. It benefits you the County, the City of Colorado Springs and Jeff Smith, his architects and engineers oh and the water owners who are in the business to sell water until its gone. That is who will benefit.

Thank you for listening even though this will fall on deaf ears. The mighty dollar is more important than saving the land or my humble opinion. You have played your cards well Jeff Smith and every other developer out there. Developers and the County are able a to ruin another beautiful place to live.

Sincerely,

Starlene Cook

