

September 3, 2021

Dear Neighboring Property Owner:

RE: MONUMENT JUNCTION PHASE ONE, JACKSON CREEK PARKWAY, MONUMENT

I am writing to invite you to a Neighborhood Meeting to discuss a land development project on a 40-acre property located east of Jackson Creek Parkway (see attached location map).

A land use application has been submitted to the Town of Monument by N.E.S. Inc. on behalf of Classic Homes for a Preliminary/Final PUD Plan for Monument Junction Phase One for residential development. A Sketch Plan and PUD Zoning for this property (formerly referred to as The Village) were approved by the Monument Board of Trustees in June 2020 for a mix of residential densities with some commercial and mixed used areas on the west side of Jackson Creek Parkway. The Preliminary/Final PUD Plan for Monument Junction Phase One is for the 40 acres on the east side of Jackson Creek Parkway and comprises a mix of residential densities that comply with the approved Sketch Plan.

The project is currently under review by the Town of Monument and representatives from the Town and the Developer will be available at the meeting to share available information and answer as many questions as possible.

The meeting will take place on **WEDNESDAY, SEPTEMBER 15th 2021** at **6:00 – 7:30 PM**, and will be held at **THE BARN COMMUNITY CENTER, 1691 WOODMOOR DRIVE, MONUMENT.**

If you are unable to attend the neighborhood meeting but have questions about the project, please contact me at 719-471-0073 or abarlow@nescolorado.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Barlow". The signature is fluid and cursive, written in a professional style.

Andrea Barlow, AICP
N.E.S. Inc.

MONUMENT JUNCTION SITE LOCATION



MONUMENT JUNCTION PHASE ONE PRELIMINARY/FINAL PUD PLAN

- 142 single-family detached homes
- 62 single-family attached homes (duplex format)
- 3-acre park, open space and trails.
- No vehicular access east to Knollwood Dr or White Marble Dr as proposed on approved Sketch Plan

