

Miranda Benson

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**From:** Catherine LeMond <catherinelemond74@gmail.com>  
**Sent:** Tuesday, November 19, 2024 4:01 PM  
**To:** PCD Hearings  
**Subject:** Opposition to Monument Ridge East SP241, P245 and P246

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November 19, 2024

To: El Paso County Planning Commission  
2880 International Circle, Suite 110,  
Colorado Springs, CO 80910  
[pcdhearings@elpasoco.com](mailto:pcdhearings@elpasoco.com)

From: Catherine & Jacques LeMond  
20320 Doewood Dr  
Monument, CO 80132

RE: Opposition to Monument Ridge East SP241, P245 and P246

Members of the Planning Commission,

We are writing this letter in **strong opposition** to the proposed Monument Ridge East Preliminary Plan and Rezoning applications.

Our home on Doewood Dr is adjacent to the development area. When we considered purchasing the property in 2021, we reviewed the zoning and the County Master Plan. We saw the land was zoned for commercial use and understood that eventually the beautiful open space would be developed according to the **original, existing plans**. We believed that El Paso County and the neighboring towns near Monument would respect the original plans and the residents' wishes to build responsibly.

*Monument Ridge East's* proposal does not align with the original concept of development for the area. **What we, and most residents in the area, invested in, was a belief that the original planning would be executed.** Openness, wildlife, and beauty of the area surrounding County Line Road & I25 will be destroyed with the applicant's proposed development. All the desirable qualities will be **threatened and replaced with (in no particular order):**

1. Heavy traffic
2. Strain on our water supply
3. Noise pollution
4. Light pollution
5. Increased crime
6. Decreased property value
7. Wildlife displacement
8. Overcrowded schools
9. Strain on emergency services

This applicant is disgruntled and is not getting his way. He is coming to the county with the hopes that you will bend to his wishes without a fight.

From 2021 to 2024, residents attended several meetings with our community's HPOA and Town of Monument Planning Commission to work with the applicant and come up with a compromise. Residents provided feedback when the applicant revised his proposal to a lower-density housing plan. However, after the community protested IN MULTITUDES, the Town of Monument rejected the revised plan. Monument proposed larger residential lots, which the applicant rejected.

The Applicant then changed course and went to the County for approval, which they had previously stated in a threatening tone they could do in order to get what they want. At one of the last meetings the applicant said something along the lines of, "**The County doesn't care and will do whatever he (the applicant) wants**".

We sincerely hope that El Paso County **DOES CARE** and doesn't let the greed of one property owner/developer take over and diminish the rights, investments, and ideals of a small town and its residents trying to grow responsibly.

Thank you and please consider this matter sagaciously.

LeMond Residents