

Miranda Benson

From: Virginia Beck <moonlady5@msn.com>
Sent: Wednesday, November 20, 2024 2:05 PM
To: PCD Hearings
Subject: Monument Ridge East Development - DISApproval

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Hello El Paso County Planning Team,

We are here as residents of the Misty Acres neighborhood to voice our Disapproval of the Monument Ridge East High-density housing development being planned at County Line Road and Hwy I-25 encompassing lot parcels numbered 712201014, 7102200013, 7102200008, 7102200010, 7102200006, and 7102201001.

*Our reasons for Not supporting this housing project are multiple and range from ecological to Municiple to personal.
They are:*

- 1. An eradication of trees and wildlife habitat.*
- 2. lack of available and affordable water resources.*
- 3. insufficient police and emergency personnel and equipment.*
- 4. too much strain on school buildings and educational resources.*
- 5. changing the "personality" of the area.*
- 6. increased traffic from increased population without better traffic patterns and signaling.*

We do not want the area we call home to change its "feel" and personality; it's the reason we chose to live here; we don't want high density housing here. We want to be in the country and have the natural surroundings of trees and various wildlife. We came into the area when it was already being developed from a more rural space into a residential space, but that development ONLY included single residential housing. I would hope any future development of the afore mentioned land would be restricted to that same limitation; no high-density housing here, only single-family houses on 1/3+ parcel/lot sizes.

Also, since we have lived in Misty Acres (2017-present) we have experienced a change in our water quality and pressure as resources are pushed to the max from more and more development in the Jackson Creek area (among others, in various stages of completion).

There are also concerns about emergency situations such as wildfire evacuation, sufficient police force for the increased population, space within existing schools for the projected incoming students, and whatever accidents or traffic backups that might happen with the increased population.

Again, let it be said that this area is Country living and NOT Suburban living. And the people already here want it to remain that way.

We are not against future development as long as it keeps this area a single-family residential neighborhood with as many trees left intact as possible (similar to the development at Sanctuary Point)

Thank you for hearing our input towards the Monument Ridge East planned development.

Sincerely,

William and Virginia Beck

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