

## Marcella Maes

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**From:** steve draper <ssdraper@mac.com>  
**Sent:** Wednesday, November 13, 2024 3:15 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East

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Nov. 13 2024

To the EPC Planning Commission,

We intend to attend the Monument Ridge East public hearing on November 21st at 9:00 a.m., but in essence our concerns regarding this project are well-stated and in concordance with those of Steve King, pro temp Mayor of Monument, CO.

This is NOT a viable and community-beneficial project, seemingly thrown together without all the necessary diligence of a professional project as noted in Steve King's concise and clear review of the materials submitted by the owners.

As you must know, the city of Monument has already agreed to the objection and denied the Monument Ridge West project, and the same critical reasons should apply to the East project as well.

Further, majorities of the surrounding citizens reject it outright as evidenced by the Monument decision.

If El Paso County were to bypass the Monument decision, then the commission is misrepresenting the will and rights of its taxpaying citizens. Nowhere is an owner granted a "right" to build or develop projects. This project goes against zoning and codes, will inevitably cause devaluation of surrounding homes and property, degrade wildlife and arbor preservation, and cause encroachment of 35,000 acres of unique and highly valued green space. Adjacent Douglas County will have a strong opposition voice if the Monument Ridge moves any further.

Finally, EPC Planning Commission certainly doesn't want another Ford Amphitheater debacle, causing tension and anger of surrounding neighbors. If the Board votes to allow this project to move forward, it most certainly will get one with appeals and potential class action against the County - and anyone - fraudulent and with intentions to harm the nearby property owners and community.

The city of Monument has been gracious to consider a "PUD" development which the Monument Ridge owners have rejected.

It is time - once again - to reject Monument Ridge.

Sincerely,

Steve Draper  
Carolyn Hill