

Miranda Benson

From: Darin Lewandowski <darinlewandowski@comcast.net>
Sent: Tuesday, November 19, 2024 4:58 PM
To: Kylie Bagley
Cc: PCD Hearings; Darin Lewandowski
Subject: FILE #SP241 | PUBLIC HEARING | STRONGLY OPPOSED
Attachments: FRONT.jpg; BACK.jpg; STRAVA1.jpg; STRAVA2.jpg; Photo.jpg

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Kylie,

Good afternoon...

I am writing in strong **OPPOSITION** to Public Hearing **File #SP241** which is a request to build Single-Family/Multi-Family Lots on Monument Hill (**Monument Ridge East**) which is being proposed by Vertex Consulting Services.

I am a ten-year resident of Monument Hill, and I live only a few hundred feet from the parcels of land included in **File #SP241**. Back in Calendar Year 2020, I reached out to Tim Wolken at the El Paso County Parks Department inquiring about the possibility of converting the parcels of land included in **File #SP241** into an El Paso County open space/park. At that point in time, the Covid-19 Pandemic greatly impacted my request, and my request was eventually denied.

With that said, I would **now** like to request that the parcels of land that are included in **File #SP241** be converted into an El Paso County open space/park along with the parcels of land that are being proposed for the new site of the Buc-ee's Travel Center in Palmer Lake. The proposed Buc-ee's land parcels would be located directly west of the parcels of land that are included in **File #SP241** on the opposite side of Interstate 25. The El Paso County Parks Department would be able to create a very unique open space/park for the general public by combining both parcels of land (East and West) connected by a pedestrian bridge over Interstate 25.

I **PROPOSE** that we keep Colorado, Colorado by preserving these pristine parcels of land, the beautiful 100 Year Old pine trees that grow on them, and the local wildlife (Deer, Bear, Coyote, Cats) that often frequent them. I am an ultra-trail runner that has logged in over 7,000 Miles in the State of Colorado (See attached Strava Statistics) and over the years I have witnessed too much destruction of pristine Colorado land due to human expansion. We are all experiencing the effects of Climate Change here in the State of Colorado and simply bulldozing these pristine parcels of land and their pine trees for financial gain is **ABSOLUTELY** senseless.

In summary, I strongly **OPPOSE** the Vertex Consulting Services proposal to build Single-Family/Multi-Family Lots on Monument Hill (**Monument Ridge East**) and strongly **SUPPORT** keeping Colorado, Colorado by converting the parcels of land that are included in **File #SP241** into an El Paso County open space/park.

*****Please consider putting in a HOLD on the File #SP241 Public Hearing until a feasibility study can be performed by the El Paso County Parks Department to obtain this land for general public recreational use*****

Thank you,

Darin Lewandowski, MBA
19981 Talking Rock Heights
Monument, CO 80132
719-400-5122

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, November 21, 2024, beginning at 9:00 A.M.** The PC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, December 12, 2024, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

FILE NUMBERS: P246 & P245

**MAP AMENDMENT (REZONING)
MONUMENT RIDGE EAST RS-6000**

BAGLEY

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 18.97 acres from PUD (Planned Unit Development), CC (Commercial Community), C-1(Commercial), and RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200006, and 7102201001) (Commissioner District No. 1)

MONUMENT RIDGE EAST RM-12

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 40.51 acres from PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community) to RM-12 (Residential, Multi-Dwelling). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 7102200006, 7102200010, and 7102201013) (Commissioner District No. 1)

Planner: KylieBagley@elpasoco.com

Type of Hearing: Quasi-Judicial

If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or PCDhearings@elpasoco.com.

Watch The Live PC or BOCC Hearings: Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

Participate Remotely in PC or BOCC Hearings: If you wish to speak during the hearing, please email PCDhearings@elpasoco.com with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.** View the Staff Report and all other documents: <https://epcdevplanreview.com/Public/ProjectDetails/197496> and <https://epcdevplanreview.com/Public/ProjectDetails/194597>.

EL PASO COUNTY
PARCEL INFORMATION

FILE NOS.:

712201014, 7102200013,
7102200008, 7102200006,
7102200010, 7102201013,
and 7102201001

PARCEL NOS.:

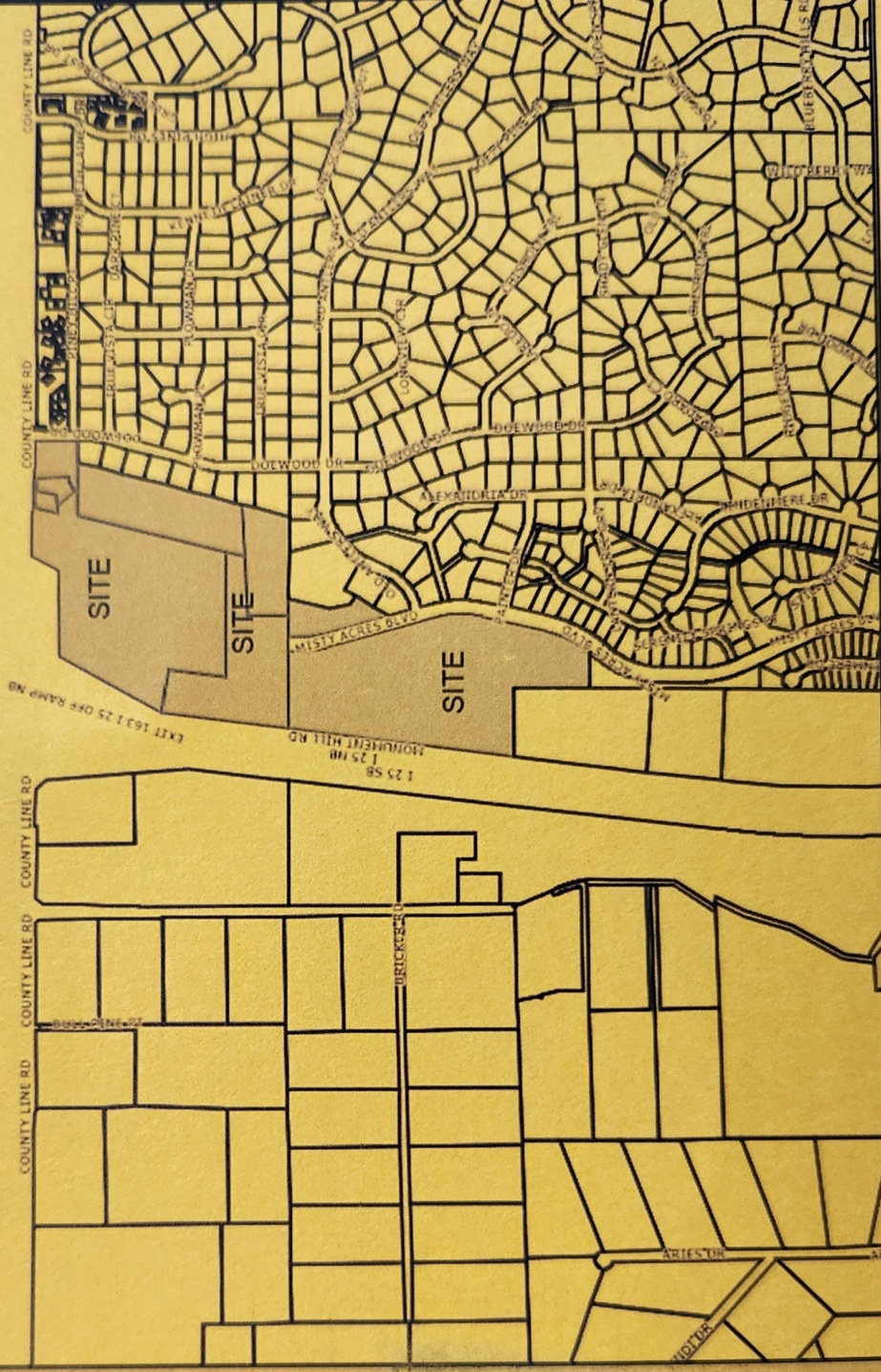
P246 & P245

OWNER NAME:

Monument Ridge East LLC

ADDRESS:

Unaddressed, see map.

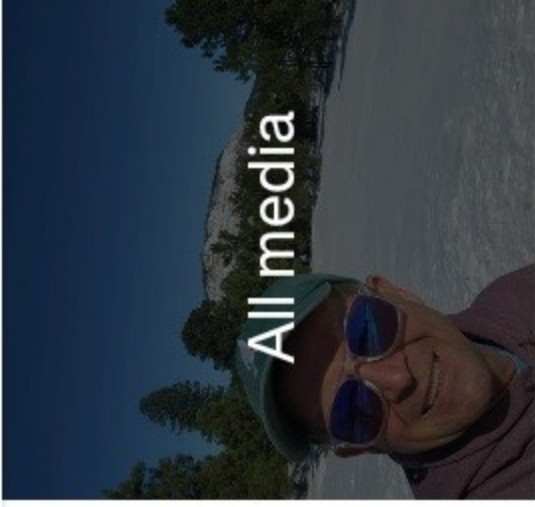
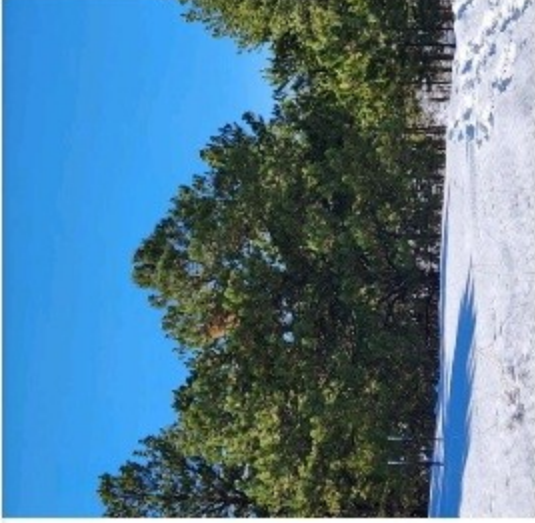
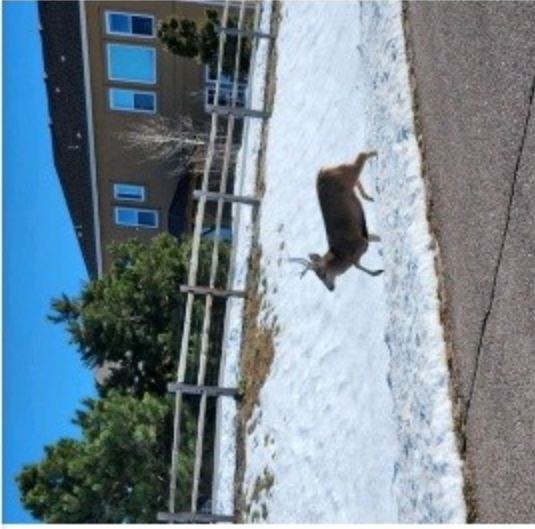


Please report any parcel discrepancies to:
El Paso County Assessor
1100 Gods Rd.
Ft. Collins, CO 80507
(719) 520-6600

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Profile



Darin Lewandowski

Monument, Colorado

Ultra Runner | Snowboarder | Adventurer

← **Stats**



YEAR-TO-DATE

Runs **42**

Time **161h 29m**

Distance **735 mi**

Elevation Gain **88,510 ft**

ALL TIME

Runs **540**

Distance **7,256 mi**



EL PASO COUNTY
PUBLIC NOTICE
PRELIMINARY PLAN
FUNDAMENTAL RIDGE EAST
PLANNING HEARING DATE:
NOV. 21ST, 2024, AT 9:00 A.M.
BOARD OF COUNTY COMMISSIONERS
DEC. 12TH, 2024, AT 9:00 A.M.
COMMUNITY DEVELOPMENT DEPARTMENT 1000
TRAVIS STREET SUITE 1000
EL PASO, TEXAS 79902

NOV 21 2024 9:00 AM
DEC 12 2024 9:00 AM