

Miranda Benson

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**From:** Mary Widdison <marywiddison@gmail.com>  
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**To:** PCD Hearings  
**Subject:** Monument Ridge East hearing

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Members of the El Paso County Planning Board, I am writing to formally express my opposition to the rezoning application for the Monument Ridge East proposed development. I live in Palmer Lake. The proposed development is not fitting for an area that is rural suburban and across the road from an open space. A high density development would have a huge impact on wildlife in the area. The schools cannot handle the increase in students a high density development would bring.

The traffic load this type of development would bring would be dangerous for the people trying to exit it, for the people trying to get on and off the freeway, for the normal County Line Road traffic, and for people trying to get to the high school. We have already seen what traffic nightmares happen with the Ford Amphitheater after being told that wouldn't be a problem.

There is also the issue of water supply, which is already stressed. Palmer Lake is on year round water restrictions and has been for many years. Red Rocks Ranch has had water supply issues multiple times in the past several months. High density developments do not belong in areas where water supply is an issue.

Finally, such a development will have a negative impact on property values for anyone living near it. The people who live in any of the nearby areas moved there because it is rural suburban. High density developments do not belong in this area.

Please listen to the needs of the community and the residents who would be negatively affected by a high density development at Monument Ridge East.

Thank you for your consideration,

Mary Widdison

Sent from my iPad