

## Kylie Bagley

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**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 10:10 AM  
**To:** Shawna Knode  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East

Thanks for the email, Shawna.

We will be sure to include your concerns in the materials moving forward to the public hearings. The Planning Commission and Board of County Commissioners will be interested in hearing all input. We will be sure to let you know when hearings will be held.

Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

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**From:** Shawna Knode <shawnaknode@googlemail.com>  
**Sent:** Wednesday, June 5, 2024 9:24 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument Ridge East

You don't often get email from [shawnaknode@googlemail.com](mailto:shawnaknode@googlemail.com). [Learn why this is important](#)

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Meggan,

I am writing as a concerned citizen, about the Monument Ridge East development.

I've read through Steve King's letter and agree with the many points he made in it.

Monument does not need more high density housing. Between lack of water, lack of police force, no new schools, and roads that can barely support the population as it is, a new high density housing area is unsustainable.

As well, the natural wildlife, flora, and fauna that would be decimated is not a responsible way to care for our environment. The proposed development sits at the junction of where El Paso County begins. You go from a beautiful, protected, natural area in Douglas County to the same in El Paso. With this proposal,

there would be no gradual change. Just an ugly, treeless, overcrowded, cheap apartment and multi-family paved area. A much better transition would be larger lot, single family homes, where trees and the natural beauty of the area would be preserved.

The developer argues that the existing zoning wouldn't allow them to make money. They bought the lot knowing the existing zoning. Why should the community be punished, to line developers already well padded pockets. Others, in the area, bought and built their homes with the knowledge of what would be built there. Why should they be punished, and their views and property values damaged, just so a developer can change the zoning to suit a greedy purpose.

The fact that the developer is threatening to build a bar, care facility for mentally unstable and drug addicted persons, or an adult X-rated sex shop if they do not get their way with the changed zoning shows they do not have any regard for the well being of the community and only want to make a quick buck.

Please do not advocate to change the zoning on this piece of land. Let the town of Monument and it's citizens make the decisions when it comes to the development of its town and the surrounding areas. Help us keep the beauty of the front range.

Thank you.