

Miranda Benson

---

**From:** Emmanuelle Nafziger <nafziger.e@gmail.com>  
**Sent:** Tuesday, November 19, 2024 9:17 PM  
**To:** PCD Hearings  
**Subject:** P246 Monument Ridge East, EA2388 - Opposition

You don't often get email from nafziger.e@gmail.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To Whom It May Concern,

I reside in Woodmoor and I oppose the proposed rezoning in EA2388. The owner was aware of zoning when the land was purchased and current circumstances (traffic congestion, school enrollment, long-term water availability, resounding opposition from the community) do not support a higher housing density. Additionally, higher density housing is incongruent with the neighborhood already in place in that area.

I think the lower density housing and/or a PUD would be a better fit for this area and still afford the owner a return on their investment.

Additionally, please consider the following factors: limited disaster evacuation routes and bottlenecking; that law enforcement have little presence enforcing speeding/traffic violations in this area as it (I agree with the other resient's objections and descriptions of how treacherous these intersections are with our current volumes); and objection by Monument Town Council and Douglas County.

I truly hope you deny this proposition. With the amount of community opposition and lack of endorsement from our neighbor county, Monument Town Council, and mayor, I don't see how you could approve this in good faith.

Respectfully,

Emmanuelle Nafziger

Miranda Benson

---

**From:** Emmanuelle Nafziger <nafziger.e@gmail.com>  
**Sent:** Tuesday, November 19, 2024 9:29 PM  
**To:** PCD Hearings  
**Subject:** P245 Monument Ridge East, EA2388 - Opposition

You don't often get email from nafziger.e@gmail.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To Whom It May Concern,

I reside in Woodmoor and I oppose the proposed rezoning in EA2388. The owner was aware of zoning when the land was purchased and current circumstances (traffic congestion, school enrollment, long-term water availability, resounding opposition from the community) do not support a higher housing density. Additionally, higher density housing is incongruent with the neighborhood already in place in that area.

I think the lower density housing and/or a PUD would be a better fit for this area and still afford the owner a return on their investment.

Additionally, please consider the following factors: limited disaster evacuation routes and bottlenecking; that law enforcement have little presence enforcing speeding/traffic violations in this area as it (I agree with the other resient's objections and descriptions of how treacherous these intersections are with our current volumes); and objection by Monument Town Council and Douglas County.

What I love about my town is the small town feel and support. I enjoy being engaged and a part of this community as it grows. I also appreciate having neighbors and a town council that is also invested in the future of our town. I fully support the town council's decision to decline this annexation, their reasons for it, and their willingness to negotiate. I can see through the number of submissions that my neighbors also agree and I hope you do not undermine the town council's reasoning.

I truly hope you deny this proposition. With the amount of community opposition and lack of endorsement from our neighbor county, Monument Town Council, and mayor, I don't see how you could approve this in good faith.

Respectfully,

Emmanuelle Nafziger

Miranda Benson

---

**From:** Emmanuelle Nafziger <nafziger.e@gmail.com>  
**Sent:** Tuesday, November 19, 2024 9:33 PM  
**To:** PCD Hearings  
**Subject:** SP241 Monument Ridge East Preliminary Plan, EA2388 - Opposition

You don't often get email from nafziger.e@gmail.com. [Learn why this is important](#)

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To Whom It May Concern,

I reside in Woodmoor and I oppose the proposed rezoning and plan in EA2388. The owner was aware of zoning when the land was purchased and current circumstances (traffic congestion, school enrollment, long-term water availability, resounding opposition from the community) do not support a higher housing density. There is still so much growth in the Jackson Creek area that our town, school, and services have yet to adjust to and handle! Additionally, higher density housing is incongruent with the neighborhood already in place in that area.

I think the lower density housing and/or a PUD would be a better fit for this area and still afford the owner a return on their investment.

Additionally, please consider the following factors: limited disaster evacuation routes and bottlenecks; that law enforcement have little presence enforcing speeding/traffic violations in this area as it (I agree with the other resident's objections and descriptions of how treacherous these intersections are with our current volumes); and objection by Monument Town Council and Douglas County.

What I love about my town is the small town feel and support. I enjoy being engaged and a part of this community as it grows. I also appreciate having neighbors and a town council that is also invested in the future of our town. I fully support the town council's decision to decline this annexation, their reasons for it, and their willingness to negotiate. I can see through the number of submissions that my neighbors also agree and I hope you do not undermine the town council's reasoning.

I truly hope you deny this proposition. With the amount of community opposition and lack of endorsement from our neighbor county, Monument Town Council, and mayor, I don't see how you could approve this in good faith.

Respectfully,

Emmanuelle Nafziger