

Holly Williams  
County Commissioner  
200 South Cascade Ave, Suite 100  
Colorado. Springs, CO 80903

RE: Monument East Ridge  
East of I-25  
South of County Line

As an immediate neighbor to this property, I am aware that the County will be reviewing a submission from the developer over the next few months. We have had numerous discussions with the developer, and they have reacted favorably to our input. At our request they adjusted (increased) the lot sizes immediately west of Doewood Drive to better transition the lot sizes. They have emphasized that they want to be good neighbors and will work with us to minimize the construction disruption to the neighborhood and invest in the landscaping of the neighborhoods.

We are in support of their proposed zoning adjustments as I would like to see residential neighborhoods on this land versus the existing mix of commercial and residential zoning. We need affordable housing in Monument as most of our service workforce must commute here for their jobs (care givers and responders). We also need to work with a developer that communicates, and they have made themselves available to anyone in the community who would listen. Unfortunately, many still believe they can stop development.

Currently our HOA is neighbor to a PUD development on Piney Hill Point which many would be considered "High Density" yet are very attractive single-family homes.

I was very disappointed in the process we experienced when the developer and the Town of Monument considered annexation. The developer relied on the input from and negotiated with the Town of Monument management team while simultaneously many officials worked behind the scenes to undermine the process.

In the end I am hopeful that El Paso County and their "Master Plan" has considered the economic and social needs of El Paso County and will approve the zoning change and the proposed plot plan.

Sincerely,

Harold W. Larson  
Roberta M Larson  
20270 Doewood Drive  
Monument CO 80132  
719-271-2439