

## Kylie Bagley

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**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 7:31 AM  
**To:** Travis Beakley  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East

Thanks for taking the time to send an email Travis. There aren't answers to all your questions yet as this is still in review. We are going to ensure your comments are provided to the decision makers (and the applicant) and we will let you know about the public hearings moving forward.

Meggan

Meggan Herington, AICP  
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-----Original Message-----

From: Travis Beakley <[travisbeakley@gmail.com](mailto:travisbeakley@gmail.com)>  
Sent: Wednesday, June 5, 2024 7:07 AM  
To: Meggan Herington <[MegganHerington@elpasoco.com](mailto:MegganHerington@elpasoco.com)>  
Subject: Monument Ridge East

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Ms. Herington

I understand that you were at the meeting and taking notes on during the open house on this project. First of all, thank you for being there and recognizing that this is an important topic to people of monument. Many of us feel this great town is getting pillaged and overdeveloped to the point that we are essentially Colorado Springs.

Second, I am adamantly against this proposal. The loss of more habitat to install unneeded housing is absurd. Right now we have a green space allowing for noise, water, sediment reduction from the I-25 corridor. Every piece of ground does not need development housing or business.

I was not able to attend the meeting but I was able to view slides presented at the meeting. I would like to ask if this developer has conferred threaded and endangered species. Based on the slides there are riparian area for prebles mouse, monarch butterfly (listed as candidate species), western prairie fringe orchid and Ute-ladies tresses. There is also potential habitat for the soon to be listed Endangered Tri-color Bat. I am very well versed in habitat evaluations as it is what I do for my job. If I was having to develop these areas I would be required to look at these species. Has any of this work been completed?

Simply removal of the trees can trigger USFWS Consultation. Do you know if this has occurred?

As for wetland impacts does their plan account for the loss of over an acre of marsh/riparian habitat? This would trigger notification to US Army Corps for loss of greater than 1/10 acre. Has the developer started this?

Stormwater permitting aside, how does the county account for the additional water usage and increased traffic ? This is a finite supply and we keep tapping into this resource as though it's never ending. What about capacity at schools? Does the county consider that?

I beg you and the county commissioners to not allow this to happen, once we lose it, all is lost. We have a great place here but unneeded (greedy) development is slowly taking everything about Colorado away. This would be an eyesore (much like the development on both sides of I-25 in monument) to the community and detract from value of the land

Please take these concerns serious, people of Monument DO NOT want this development. I am open for discussion if that is warranted.

Thank you  
Travis Beakley  
713-305-8490  
Sent from my iPhone