

Miranda Benson

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To: PCD Hearings
Subject: Monument Ridge East

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I wrote to the commission weeks ago regarding the traffic report. A 10% impact of feed roads is NOT adequate. Beacon Lite Road isn't even paved. They did not consider peak school times for three major schools within the area. It's obvious that this study was not done on a school day.

Highway 105 and Woodmoor has consistent gridlock in the mornings and afternoons.

NOTHING in Monument meets the description of urban development.

They have not proven that they will add egress channels for wildfire egress. This should absolutely be a requirement for anything more than one single family home.

These people are greedy grabby developers who don't care about keeping Colorado beautiful. They think that Monument is a suburb. It isn't. Monument is a small town, which requires different considerations for traffic flow and land uses.

Please deny both east and west versions of this project. It's a slap in the face to other landowners to even consider this. Remember your responsibility is to county landowners, not developers.

Thank you,

Jennifer Wagner