

Monument Ridge East (P245, P246, SP241)

To Whom it May Concern:

I am one of the residents of El Paso County who will be negatively impacted if the zoning is changed to RM-12 and RS-6000 to allow the proposed development of Monument Ridge East as currently submitted.

The proposal does not comply with current zoning or future land use maps. I agree with the Town of Monument that the project should be designed as a Planned Unit Development (PUD), so that the special features of the area can be preserved. We live here because of the trees, natural beauty, and less dense neighborhoods.

It is my understanding that the developer has not submitted a complete drainage report, specifically that drainage will affect Douglas County and also be impacted by the potential development on the west side, which drains over to the east side.

I am concerned about the impact on traffic and the potential safety issues if those of us near this proposed development need to evacuate for any reason. This is especially concerning again given the potential for the Bucee's just across the highway at County Line.

And, as so many have already stated, water is always a concern. My water comes from a well. The Gazette and other sources have published articles regarding the diminishing water levels in El Paso County wells and in the aquifers in general.

Please stay true to the El Paso County Master Plan and to the needs of current residents. I believe that the County has a priority to manage growth to ensure a variety of compatible land uses that preserve all character and resources of the County. The northern end of El Paso County is not the place for a high-density development.

Sincerely,

Laura Lucero
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