

## Marcella Maes

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**From:** Candice Pollack <candice@streetsidesouth.com>  
**Sent:** Wednesday, November 13, 2024 12:02 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East Project - Opposition

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To whom it may concern,  
Our names are Candice & Dustin Pollack. We live at 20240 Doewood Drive, Monument, CO 80132.

We back directly to the property in question. Our backyard will be the line to this new development. We have been to every meeting to fight this project. The developer has never spoken directly to us regarding the project. We are not opposed to this land being developed in some fashion. For example, they could follow the current requirements for North Woomoor – 0.5 acre lots with a minimum square foot requirement for the home. The builder had refused to make any changes to the plan.

We do not believe the current plan of high-density housing follows the master plan of the Gateway to El Paso County. The high-density housing plan also does not go with conservation easement across the county line in Douglas County. I believe Douglas County opposes this development. There is no addressing the removal of trees and lack of parks to add to the community. This does not coincide with the beauty of the Palmer Divide.

There is also the issue of water and lack thereof. We are currently under water restrictions in Woodmoor. When the developer was trying to get approval through the town of Monument water was one of the main concerns and therefore could not gain approval. We also would like to address the impact of cars. On average the nearly 400 doors (new homes) with 4 household members would increase our small community by 1200-1600 people and 800 cars. These are conservative numbers. The off ramp of I-25 and County Line is also very dangerous. It is almost daily there is an accident there. Adding such a large amount of traffic will only increase this hazard. How are the police planning on addressing the influx with this high-density housing? And the increase to the schools and even our one supermarket. These are only a few of our main concerns. We have several more.

We are opposed to the current high density housing plan. We respectfully ask you to take our opinion into consideration. Not only does it affect us directly, but it also affects our community drastically.

We plan on attending the meeting virtually as we are traveling home from outside of the country.

Sincerely,

Candice & Dustin Pollack

720-350-2787