

Miranda Benson

From: Ryan V. Padgett <ryan.v.padgett167@gmail.com>
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To: PCD Hearings
Subject: Monument Ridge East - Opposition

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To whom it may concern,

I live at 1803 Painter Dr, Monument, CO 80132, approximately 400 yards from the proposed development, and am strongly opposed to this. I am certainly not against progress, nor even building in that area, but this proposal is entirely unacceptable to me.

Vertex has made it clear that if this is not removed, it will only be open to other "worse" development options. But when we heard of their plan that appears to create a major traffic issue(roughly 350 new families that even they mention will all likely be commuting morning and night) onto I-25 which would(at roughly 10-20 seconds in rush olhour traffic for every vehicl r left hand turn) would require about 58- 116 minutes just to alleviate that many vehicle coming and going. With that in mind, I've got to imagine that once these higher density houses would be in place, combined with the traffic woes and loss of open space, it would lower the home values in the surrounding area, thereby offsetting/reducing some of the potential property tax gains from the new residents. Add to that the numerous children that play outside in the surrounding neighborhood, and it now creates a major hazard for our children and local wildlife that frequently cross Misty Acres Blvd. With l potential home value loss and loss of neighborhood appeal, I would also imagine there will be a lot of residents who will potentially reconsider living in this neighborhood.

To add insult to injury, they have no plans for any neighborhood enhancement...No parks, no playground, no even small reserved walkable open spaces. To be honest, if another developer were to build something commercial, at least it would provide some kind of service or jobs that could benefit our neighborhood.

I can see no public benefit to the existing residents or area, so see no reason why any variance or re-zoning should be approved that would remove the potential for a development that actually WOULD provide a public benefit, other than making a lucrative sale to an housing developer and single land owner.

Personally, I would love for the area to be preserved as an open-space type park to preserve the heritage and appeal that is Monument.

Thank you as always for the diligent work you put in to protect our neighborhoods.

Sincerely,

Ryan Padgett