

Joe Letke

From: Joe Letke
Sent: Wednesday, December 18, 2024 4:51 PM
To: gageparrish1@gmail.com
Subject: RE: Monument Ridge

Hello,

Pursuant to State Statute, the Board of County Commissioners does not approve or deny an annexation request, nor does the Board of County Commissioners support or oppose annexation requests. Any questions or concerns regarding the annexation request should be directed to the Town of Palmer Lake.

Thank you,



Joseph Letke

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From: G Parrish <gageparrish1@gmail.com>
Sent: Wednesday, December 11, 2024 12:42 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Please help us stop this

You don't often get email from gageparrish1@gmail.com. [Learn why this is important](#)

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Dear Commissioner Williams, we need your help. I'm inserting below an open letter I posted to our community on Nextdoor. If Palmer Lake annexes this land on Monument Hill, it will have serious consequences for the residents of this area.

To Our Community:

County Line Road is a lifeline for residents of the various communities north of Monument, both east and west of I-25. It provides the primary ingress/egress for these residents, almost all of whom access I-25 at the County Line Rd intersection. Fire and other first responders must also use this intersection for timely access to this area.

For almost 3 years, these residents endured inconvenience and delays from the expansion of the bridge across I-25, a project which resulted in some improvements, but also created some new issues. The new northbound Exit 163 off ramp at County Line is a SINGLE LANE. At the end of the off ramp at County Line there is enough space for cars exiting to the west or east to separate from this single lane to facilitate their left or right turns. However, because of the high wall across the bridge, these turning vehicles each need to "nose out" into the intersection to see if there is oncoming cross traffic. As a result, cars turning west can't see past the cars turning east and vice versa, creating a dangerous situation that has already resulted in accidents. This difficult turning situation causes a backup on the single lane off ramp, especially during busy times such as the return home from work for residents.

Now, as all of us residents have experienced, when one includes an additional variable such as a special event in Palmer Lake, two or three miles to the west, like the Wine Festival, Fourth of July celebration, or even a bright sunny summer day when it would be nice to access the lake, people coming from the communities to the south will cause a half-mile or longer backup at the off ramp as they attempt to access Palmer Lake at County Line Rd. No area resident will have timely access to their homes and, even worse, fire, ambulance and other first responders will not be able to access these neighborhoods. There are many senior citizens in this area whose lives may depend on immediate access in the case of a heart attack or other health emergency.

If a Buc-ee's at the southwest corner of this intersection adds thousands of cars a day to this woefully inadequate off ramp, and if the developer builds the proposed 500 or so multi-family units at the southeast corner, adding another 500-800 cars to the community, traffic will be a disaster. What is the developer proposing to do to fix this situation PRIOR TO construction of their projects? If they do intend to fix it, how do they intend to mitigate further disruptions to residents?

Note that none of this takes into account people exiting southbound at Exit 163 and hoping to go eastbound on County Line, which is its own complex issue.

Holly, Please help us. Thank you.

Gage Parrish
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