

**Northern El Paso County Coalition of Community Associations, Inc.
Post Office Box 714
Monument, CO 80132-0714**

Noise Pollution: Increased traffic noise consistent with residential use.

Light Pollution: Extent unknown

Accesses/Roadway Infrastructure/Traffic Patterns

Two accesses, both to Leather Chaps Drive. Now pedestrian crosswalks indicated. Lights or stop signs not shown.

Utilities and Other Services

- Tri-View Water and Sanitation
- Very close to high voltage electrical sub-station w/masonry wall on three sides.

Other Considerations

- The proposed development is an okay use for the land as zoned but makes no sense to approve and build until AFTER the area roadway systems have been improved. Most of the traffic will be going down Baptist Rd to get to I-25. The NEPCO Land Use Committee is against adding more traffic to that area until improvements are complete.
- 500 new parking spaces – see comment above
- It's the developer's responsibility to abide by the Town of Monument's Comprehensive plan not implement it.