

From: Annette Mosman <Annette.Mosman@touchmath.com>
Sent: Thursday, April 06, 2017 12:01 PM
To: Van Nimwegen, Hannah
Subject: CONO Land Use Notice - CPC DP 17-00034 - Monument Creek Apartment Development Plan

Dear Ms. Van Nimwegen.

As a business owner and land owner in the Pikes Peak Research Park, I am against the Monument Creek Apartment development planned for 5325 Mark Dabling Blvd, CPC DP 17-00034. This plan is inconsistent with the flow of Mark Dabling which is commercially zoned. There are no other residential zones in the area. The four-story building would be inconstant with the other buildings in the Pikes Peak Research Park and the University Village Apartments off Nevada Avenue, which are all two-story buildings, and would look out of place for the proposed location. With 48 units, this development will need at least 96 parking spaces which I don't see where 5.4 acres is enough land for the apartment building, sufficient parking, and a clubhouse.

I feel this development will cause undo flow of traffic congestion, with an already inadequate amount of parking for the Monument Creek path, and poor road conditions that the city is struggling to properly maintain. The city has also expressed concerns about mitigation of the deteriorating creek walls that are adjacent to the proposed development.

Thank you for your consideration,

Roy Kirmer

Kirmer & Co PC

5445 Mark Dabling Blvd., Suite 100

Colorado Springs, CO 80918

From: CONO Volunteer [<mailto:volunteer@cscono.org>]

Sent: Tuesday, April 04, 2017 3:58 PM

Subject: CONO Land Use Notice - CPC DP 17-00034 - Monument Creek Apartment

To: Advenir at The Village (the project is <1000 northwest of your boundary

- Property owners nearby (the project is < 1000 feet from your boundary)