

Dear Mr. Greene:

I have written once before regarding this potential development concern. Since it is still an on-going concern, that has not been resolved, I feel compelled to address this issue once again.

The concern, first of all, is density that does not comply with the surrounding area. I find it ironic that his development across the street - Pioneer Preserve - consists of homes on five acre tracts and yet with similar restrictions in our area that have density no less than one house per acre at the minimum, this developer wishes to change the rules and ordinances to approve 35 one-half acre lots. Such a density impacts not only aesthetically, it also creates a traffic toll taxing Highway 105 and Red Rocks Ranch Road.

In addition to that, he wishes to build five two-acre lots in a flood plane and an area that was restricted for the Preble's Meadow Jumping Mouse preservation. Access for that area would necessitate lengthening a cul de sac (El Rancho Way) that was determined several decades ago. This developer has offered not one kind of improvement to that dirt road, which already suffers from traffic, which would be further impacted by more traffic on it, even beyond the construction phase.

Developers have a right to develop but it is a stretch beyond the pale that it does not need to be in compliance with the surrounding area that consists of one acre lots at the minimum. I find it bold that he is pushing the limits and not offering to comply with them.

Also, he wishes to be join our water board. It is no secret that water is a critical issue in the entire state of Colorado and for years we have been told that our water table is shrinking. Putting a demand on a limited water supply that would be twice the current drain (one-half acre vs one-acre) is not wise in the long term. We are at a point that we need to think beyond the immediate benefit and consider the future impact.

I want to be fully heard that his developement plans are singular-intended and in no way are in compliance with the surrounding area.

Sincerely,

Micheale Duncan