

To The City Council:

We, Bruce and Mary Taylor, appeal the proposed property development plan CPC PUD 20-00109, "Creekside At Rockrimmon", as it is based on false information. The developers application is based on the false presumption that "The Retreat At Rockrimmon", is the same as the, " Saddle Ridge neighborhood" ,community. The developer accomplished this by representing to the City Planning Committee that these two neighborhoods are one. In doing so, the development plan does not accurately show a benefit to the greater surrounding community.

" The Retreat", to the far northeast of this project, is a private and gated community. The "Saddle Ridge" neighborhood, to the northwest of this area includes the public streets of: Fence Post Drive, Ocelot Drive and Ursa Lane. The promised buffer zone and access trail planned for this new development, fall only along the "Retreat" portion of this plan. This area lines and benefits only the private residences of "The Retreat". Lots 18 -25, block "Saddle Ridge" residence in and deny any trail access. This directly and negatively impacts the public "Saddle Ridge" neighborhood, with no buffer zone to the new homesites or public access to the Rockrimmon open space, which the neighborhood has used since the it was built in 1985. The response from the developer when this issue has been raised, has been inadequately addressed. The greater good of our community and city improvements to this area of development are not being accurately addressed.

We have owned our property, located at 420 Ocelot Drive, of Saddle Ridge Subdivision for twenty-three years. Our property and open space access is being denied by the building of lots immediately behind our property, that we have a claim to, under Adverse Possession Statute Of Colorado, or Prescriptive Easement.

We are appealing a change in the plans of "Creekside", to accurately plan for certain lots from being developed and to be given a buffer zone along the outlying properties of our public "Saddle Ridge" neighborhood, allowing our continued usage of the land and direct access to the open space to remain without impediment of any kind to the Rockrimmon Open Space, with the route we have used for twenty-three years.

Sincerely,

Bruce and Mary Taylor



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