



Newport Heights / Bridle Pass Drive

Proposed 50-home Development 2019

COMMENTS

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- does 28' and 34' street width accommodate large emergency vehicles? Officer + responder safety could be at risk and response delayed.
- lot premium was paid when the house was built - what legal protections do we have? Big Timber Dr. In the previous development phase, the builder (Reckwood) indicated they would limit these homes to one story along

Big Timber we have the email.

Neighborhood involvement helps guide the review process and provide valuable feedback about the proposed development to the City's decision makers.

Thank you for your participation!

FIGURE 6



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<p>- Maximum height for homes along Bridle Pass also need to be limited to 25' max to protect views of those across Bridle Pass. Would like this in writing.</p>
<p>- Please address density & lot size. Make houses @ the top of Bridle Pass and make similar in size & value to houses adjacent. Property values</p>
<p>- Please make fencing not split rail.</p>
<p>- Split driveways are a nightmare</p>

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Street names should match the neighborhood plan -
names already existing. There is a theme in place.

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I am in favor of this new build area. I know there are families that are looking for a home in a peaceful neighborhood. I know there are lots of concerns in the area & like the independent detached homes. I think 50 homes is too many for the space & agree that there should be fewer flaglots. Ensuring homes along Bridle Pass still look like part of the neighborhood & if possible considering some views of ~~houses~~ the mountains & open space.
Kim Flynn' - (719) 573-2713
lilussunnie@yahoo.com

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WE WANT TO KNOW MORE ABOUT THE HOME DESIGN FACTS. SQ FOOTAGE, BASEMENTS (YES OR NO) WITH THE HOMES BE VALVE COMPATIBLE WITH THE SURROUNDING AREA SO THAT THIS DEVELOPMENT DOES NOT LOWER THE AREA'S VALUE.

RKoebler@COMMENT.NET

THE CITY NEEDS TO PROTECT THE VALUE OF THE CURRENT OWNERS IN THE AREA OF THE DEVELOPMENT.

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50 homes are WAY TOO MANY. We as a neighborhood use this space for walking, playing, riding bikes, etc. We would really like to have a park or some of it left for open space. We understand that Cottonwood is down the way but would you feel good or want your children to walk that far? Having a road that a driveway backs into is not a good idea. The aren't "internal streets" you still have to go through our current neighborhood & streets to get to them. Most households have 2 cars. That's 100+ cars!

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We want to express our opposition to this 50 home project at the 10.71 acre Newport Heights. We've lived at 4652 Bridle Pass Dr since May 2002, and when we bought the property + moved in this project was supposed to be a small park or Elementary School. Putting any large housing project will overwhelm our area and infrastructure, and the fact we have already seen a drop in our water premium since the advent of building ~~increase~~ from Cottonwood Creek. Finally, adding 50 houses will significantly increase our traffic + hurt property prices. This land should be left as is" made a park or a small Elementary School as originally planned. Sincerely, Mark + Carol Poor

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The house next door to mine is under contract for \$445,000. The lot is huge... a real backyard - this is one of the things that sets Newport Heights in the less desirable district of 11 apart. It's a reason to buy here. These tiny lots are not comparable to Newport Heights West. I will see the roof of every single one these 50 homes. They do not match the existing neighborhood. 9 HOMES. That's it.

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We do not approve of a PUD.

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Presentors were very biased. Could not answer questions about style & prices of homes.

We need another meeting.

Tired of hearing about access to Cottonwood

Get Rockwood Ryan.

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As I look at the proposed development - it instantly impresses me as congested, crammed in. Why not fewer homes - bigger - with a little breathing room in between?
How will this development age? How will it look in 50 years?

Last time we met the community said 44 homes was too many. Neighborhood involvement helps guide the review process and provide valuable feedback

about the proposed development to the City's decision makers.

Now we have 50? Are you really listening or is this meeting merely a "symbolic" gesture?
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This Plan is FAR too Crowded!

This Plan does not Address THE Flood Plain on Cottonwood Creek!

*Have seen it Flooding Season!
Time to...*

James W. Collins

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FIGURE 6