

Mr Bowen, we received the postcard in the mail and email regarding the land to our west. My family and I own the 10.5 acres (2 parcels) directly to the east of the land in questions. We do have some concerns regarding the use of this land. Primarily with stormwater runoff and the increase in foot traffic of folks walking through our business. Just this year we have had over \$20k in theft and damages from traffic, break ins, etc. We are assuming this will get worse with more people in the area. We are hoping the builders around us will construct some type of wall to keep folks from entering or leaving their apartment complexes. I know a business owner a few parcels to our southeast requested the builder construct a concrete block wall to prevent folks from trespassing on his land/business. The planner and builder both agreed that was a good plan for all parties involved.

In terms of stormwater runoff... That land used to be on the same level as our nursery. When they developed the land and prepared it to be built on around 2004 the land was raised to it's current level. Water now can only run through our property to T Gap. It can no longer spread evenly over the 40 plus acres it used to. I have lost a building, and spend \$1000s a year repairing washouts in our business. We contacted the city years ago and they told us the dirt work was constructed without a permit and yes it appears to create issues for us. Once the land in question is developed and has hard surfaces such as parking lots and rooftops I would expect this to get worse. This needs to be addressed now and fixed to that we do not incur further damages to our property and business. The gentlemen we talked to years ago suggested we hire an attorney and privately pursue a fix. Seems like the city should step in since they ultimately allowed it and let it slide by.

In terms of the increase in building height yes we are against anything higher. Our nursery has amazing views of the front range, and since the land was already built up around us, we see no need for the buildings to be any higher than needed. As you know, front range views make property worth more money as well.

If you would like to discuss this please feel free to reach me on my cell at 719-659-8598 or by email at any time. Thank you. -Levi Heidrich

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**Levi Heidrich**