

Van Nimwegen, Hannah

From: Margaret Lyman <mlyman10@yahoo.com>
Sent: Friday, May 7, 2021 7:49 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North Appeal

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

What's the maximum amount of households in a community with one access in and one access out?
Are the Vanezia's willing to be held liable in the event of a fire and lack of access to escape?
How many schools are allowed in the community with one access in and one access out?

Thank you.

Sent from my iPad

Van Nimwegen, Hannah

From: Greg Edwards <gregedwards2542@gmail.com>
Sent: Wednesday, February 3, 2021 6:07 PM
To: Rich Sevcik
Cc: Van Nimwegen, Hannah
Subject: Re: Fwd: Fwd: Kettle Creek North Development

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Rich and Hannah,

Rich, again thank you for cc'ing me in on this given my past experiences and concerns arising from mandatory evacuations. And while my former home was subject to 3 mandatory storm related evacuations, I never was able to participate due to road congestion....where flooding reduced escape routes resulting in massive congestion. Since I have moved back to the Springs, we have seen quite a few fires, some of them notably in the national news. The tragic fires and loss of life in California (Paradise, CA) are well known to me and highlights the need to avoid overloading escape routes....a single accident along Thunder Mountain Ave. in the midst of a fire evacuation is the prelude to disaster.

More importantly, emergency vehicle access into our neighborhood to address fires while people are leaving over highly congested and limited exit streets is another recipe for needless loss of life. Ms. Van Nimwegen, we might think when an evac order is given people will act rationally, and leave a car or two behind but being their second most costly assets, families with 4 people and 3 cars take ALL THREE CARS leading to worst case scenarios that are clearly not being addressed in these planning stages.

It will lead to loss of life.

A preventable loss of life.

When the main exit and entrance for emergency vehicles for a large development narrows to one lane each.....except for a dangerous alternate going through a crowded neighborhood, then the safety of the current and future residents is being placed at risk for lack of public action in creating the necessary infrastructure.

Its public record that the traffic manager acknowledges a traffic issue due to the high school.....but we have seen an additional (elementary) school added on the route and the approval of more homes on the same limited routes.

Please let us know the process to highlight our communities' concerns.....more road access is needed now, not before adding more homes to complicate what is already seen as a safety issue. The only way to guarantee emergency vehicle access in the event of a regional fire driven evacuation is adding more ingress and egress lanes from the east or north.

Best Regards,

Greg, Aida and Patricia Edwards
713.364.2542
11736 Thunder Mountain Ave.
Colorado Springs, Co 80908

On Tue, Feb 2, 2021 at 2:46 PM Rich Sevcik <rs@truevine.net> wrote:

Van Nimwegen, Hannah

From: Rich Sevcik <rs@truevine.net>
Sent: Tuesday, February 2, 2021 2:36 PM
To: Van Nimwegen, Hannah; Greg Edwards
Subject: Re: Fwd: Fwd: Kettle Creek North Development

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Hanna, when do you expect "a decision to be rendered"? Then 'how' do we appeal the decision?

By the way I copied Greg on these email. He is on the North Fork HOA committee with me.

THANKS, Rich

On 2/2/2021 10:16 AM, Van Nimwegen, Hannah wrote:

Hi Rich, it appears as though you spelled my name incorrectly in the email from yesterday, so it did not reach me. However, I did receive this message with that message below it.

As I have described, when a decision is rendered, any member of the public may appeal that decision. Up to that point, all comments are made part of the public record and would become a part of the appeal record if one is filed. At this time, all written objections to the development are being logged for the record.

I plan to continue to work with the Traffic Engineering Department to try to find a solution to the existing traffic issue, though, I know they are very aware. As Todd mentions in your emails, we have also been in communication with the school district to try to alternate the school's start time to remove the overlap between peak school traffic and peak commuter traffic. It is documented in the traffic report that an alternate start time would eliminate most, if not all, the issues experienced by morning commuters. The school district communicated to us that our request was declined, but I would encourage you to add your voice.

I will continue to keep you updated on the status of the development plan and plat. Yesterday, I emailed that the second submittal was received and redistributed to review agencies. From here, either another review letter will be issued or a decision will be rendered if all review agency comments are addressed.

Thanks again,

Effective November 18, 2020: Planning & Community Development/Land Use Review will be open by appointment only. Documents, plans, and/or submittals may be left in the Planning & Community Development/Land Use Review dropbox on the first floor of the City Administration Building. Please ensure they are packaged and clearly addressed to Planning & Community Development/Land Use Review to the Planner's attention.



Hannah E. Van Nimwegen-McGuire, AICP
Senior Comprehensive Planner

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Rich Sevcik <rs@truevine.net>
Sent: Tuesday, February 2, 2021 9:53 AM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Subject: Fwd: Fwd: Fwd: Kettle Creek North Development

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Hanna, my message to you below was blocked??? PLEASE reply if you receive this email.

----- Forwarded Message -----

Subject: Fwd: Kettle Creek North Development
Date: Mon, 1 Feb 2021 16:29:17 -0700
From: Richard Sevcik <richardsevcik4@gmail.com>
To: Hanna.VanNimwegen@coloradosprings.gov
CC: rs@truevine.net

Hanna,

I have been trying to OBJECT to the Kettle Creek North development since August, 10, 2020, when I first emailed you (from rs@truevine.net). The traffic situation at the entrance to the high school is already terrible, and 200+ more homes will make it worse, AND UNSAFE for the kids on the walk way and drivers who are stuck in the traffic.

The traffic engineer from the city (below) has told us that the entrance to the school WAS NOT INCLUDED IN THE TRAFFIC STUDY, and there is nothing that can be done to solve the traffic issue.

So how can we object to this development? By the way I am the Chair of an ad hoc committee for North Fork HOA, to investigate this issue.

Regards, Richard Sevcik

----- Forwarded message -----

From: Richard Sevcik <richardsevcik4@gmail.com>
Date: Wed, Jan 27, 2021 at 1:56 PM
Subject: Re: Kettle Creek North Development
To: Frisbie, Todd <Todd.Frisbie@coloradosprings.gov>
Cc: Geislinger, David <David.Geislinger@coloradosprings.gov>, Alazzeh, Zaker <Zaker.Alazzeh@coloradosprings.gov>

David, what can be done to ask the City Council to reconsider the Kettle Creek developement?

The traffic at the high school is already horrible. AND THIS WILL BECOME A SAFETY ISSUE!

Regards, Richard Sevcik

On Mon, Jan 25, 2021 at 12:42 PM Richard Sevcik <richardsevcik4@gmail.com> wrote:

Todd,

The Kettle Creek North development MUST BE STOPPED! More homes will make this high school traffic much worse.

Can you please notify the City Council that there is a traffic problem with NO RESOLUTION.

PLEASE HELP, regards, Rich Sevcik

On Sun, Jan 24, 2021 at 10:26 PM Frisbie, Todd <Todd.Frisbie@coloradosprings.gov> wrote:

Mr. Sevcik – The traffic study did not include the intersection to the entrance of the high school. We did not include this intersection because the congestion is caused by a high volume of vehicles trying to access the school in a short period of time. In addition, the peak of school traffic overlaps with the peak of commuter traffic. Therefore, we believe that congestion of Thunder Mountain will not be solved with more lanes or a change in traffic control but could be reduced if the school changed to a later start time. Another high school in the city switched to a later start time and this largely resolved the daily congestion issue around the school. We have asked school district 20 if they would consider a later start time and they declined to do so. We have a good working relationship with District 20 and will continue to work with the district as traffic patterns change over time.

Congestion around high schools is common around most high schools in the city. We at the City work with the districts to reduce congestion by suggesting changes in their drop off/pick up patterns or times. We also provide recommendations for adding additional on-site infrastructure to accommodate vehicle queuing. However, in the end school districts are autonomous agencies that are free to operate their schools as they deem best.

I am sorry I can't be of more help but there is no easy fix to addressing school related congestion.

Thank you,

Todd Frisbie, P.E., PTOE

City Traffic Engineer

Office: 719-385-7628

Cell: 719-491-4648

todd.frisbie@coloradosprings.gov

From: Richard Sevcik [mailto:richardsevcik4@gmail.com]
Sent: Saturday, January 16, 2021 10:58 AM
To: Geislinger, David
Cc: Frisbie, Todd
Subject: Re: Kettle Creek North Development

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Todd, the traffic study on Thunder Mountain Ave. did not include an analysis of the intersection at the entrance to the high school. There is only 1 lane northbound with a stop sign, AND all south bound incoming traffic has the right of way. It's already a horrible congestion!

On Fri, Jan 15, 2021 at 5:36 PM Geislinger, David <David.Geislinger@coloradosprings.gov> wrote:

Hi Richard – I am forwarding your email to Todd Frisbie, the City Traffic Engineer. Todd, can you please have the appropriate person in your department reach out to Mr. Sevcik? Thank you and have a great weekend. Dave

David Geislinger

Councilmember District 2

Colorado Springs City Council

107 N. Nevada Ave., Suite 300

Colorado Springs, CO 80901-1575

(719) 385-5470

dgeislinger@springsgov.com

From: Richard Sevcik [mailto:richardsevcik4@gmail.com]
Sent: Friday, January 15, 2021 5:31 PM
To: Geislinger, David
Subject: Kettle Creek North Development

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David, we live in District 2. We have concerns about the traffic study done for the Kettle Creek North Development. When and how can we express our concerns.

Regards, Richard Sevcik

Van Nimwegen, Hannah

From: Rich Sevcik <rs@truevine.net>
Sent: Tuesday, January 19, 2021 12:37 PM
To: Van Nimwegen, Hannah
Subject: Re: Kettle Creek North Proposal

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The traffic study did NOT evaluate the intersection at the entrance driveway to the high school. I suspect that this entrance is not officially considered as an intersection? However that entrance is by far the worst congestion. On Thunder Mountain Ave the northbound lane (which is the exit from our development) has a stop sign and is only one lane for exiting. The southbound traffic on Thunder has the right of way, no stop sign, to make a left hand turn into the high school driveway. So when school is open in the morning and afternoon, the incoming school traffic completely 'blocks' the northbound traffic on Thunder Mountain.

The current situation is already horrible! Kettle Creek North added traffic will further aggravate this unacceptable situation.

I would like to APPEAL the decision to proceed with Kettle Creek North development.

I am the lead of an ad hoc committee for the North Fork HOA.

Regards, Richard Sevcik 11772 Thunder Mountain Ave

On 1/19/2021 9:47 AM, Van Nimwegen, Hannah wrote:

> Hi Rich,

>

> This proposal will not be required to go before the City Council unless appealed. The rezoning was approved by the City Council in mid 2020, and the application currently under review is the development plan which is decided on by staff in the Planning Department. At this time, that decision has not been rendered. A resubmittal with revised plans according to the first review comments has not been received. I will notify the group when the resubmittal is received. The only instance in which this application will go to a public hearing is if the decision on the development plan is appealed. It would first be heard by the City Planning Commission and then, if appealed a second time, would be heard by the City Council. The appeal cannot be filed until a decision is rendered, and must be done within 10-days of that decision.

>

> Please feel free to send over any comments or questions you have regarding the traffic study, and I will relay them to our Traffic Engineering division.

>

> Thanks and hope you had a great weekend!

>

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>

> Hannah E. Van Nimwegen-McGuire, AICP
> Senior Comprehensive Planner
> (719) 385-5365
> Hannah.VanNimwegen@coloradosprings.gov
>
>
> -----Original Message-----
> From: Rich Sevcik <rs@truevine.net>
> Sent: Thursday, January 14, 2021 3:50 PM
> To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
> Subject: Re: Kettle Creek North Proposal
>
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open attachments or click links from unknown senders or unexpected email!
>
>
> Hannah,
>
> When will Kettle Creek North go before the City Council again?
>
> I still have questions about the traffic study at the entrance to the high school.
>
>
> On 8/10/2020 2:18 PM, Rich Sevcik wrote:
>> Hannah,
>>
>> We reviewed the LDRS for this housing development proposal.
>>
>>
>>
>> Regards, Richard & Charlene Sevcik at 11772 Thunder
>> Mountain Ave.
>>

Van Nimwegen, Hannah

From: Rich Sevcik <rs@truevine.net>
Sent: Wednesday, October 21, 2020 5:59 PM
To: Van Nimwegen, Hannah
Subject: Re: Traffic Study

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The 3-way stop is an intersection!!!! Otherwise why is there any stop sign?

That intersection is THE problem already. In the morning when parents are dropping off their teens you can't get out. The incoming traffic to the school has the right of way.

On 10/21/2020 4:47 PM, Van Nimwegen, Hannah wrote:

Hey Rich,

The response they gave me to your previous email was, roadways don't use the Level of Service (LOS) metric, only intersections. Roads use Average Daily Trips (ADT) which is then compared to the capacity of the road classification. Thunder Mountain was originally designated as a minor arterial road, with a capacity of 25,000 vehicles per day, when the master plan was approved. As development began, the road was constructed to collector road standards. Figure 4 illustrates an ADT of 6,370. These numbers assume full build-out of the North Fork subdivision which would include those townhomes.

Let me ask about the 3-way stop with the high school-

In-Office: Mon, Tues, Wed 8:30 a.m. – 5:30 p.m.; Remote: Thurs, Fri 8:00 a.m. – 5:00 p.m.



Hannah E. Van Nimwegen-McGuire, AICP
Senior Comprehensive Planner

(719) 385-5365

Hannah.VanNimwegen@coloradosprings.gov

From: Rich Sevcik <rs@truevine.net>
Sent: Wednesday, October 21, 2020 12:40 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Subject: Re: Traffic Study

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Hannah, I didn't receive your 'last' email response.

Questions for the traffic engineer: what is the LOS at the entrance to the high school on Thunder Mountain Ave. (there is ONLY 1 lane going south AND north bound incoming traffic has the

right-of-way); did you include the new town homes on Red Cavern Rd (they're not on your maps).

THANKS, Rich

On 10/21/2020 12:13 PM, Van Nimwegen, Hannah wrote:

Hi Rich,

Did you receive my response to the last email? I've been having email issues, and I thought you'd have other questions for me to forward to our traffic engineer. Let me know.

The decision to rezone the property was made by the City Council earlier this year with the traffic study that I provided you. What's under review currently is the development plan. No decision has been made on the development plan, and I would expect to undergo a couple more reviews before it's ready for a decision. I will notify all those who have contacted me about this project when resubmittals are received and when comment letters are issued. First review was issued earlier this year, but a resubmittal has not been received. At this time, there is nothing to appeal. When a decision is rendered on the development plan, a party may then appeal that decision to the City Planning Commission. Again, I'd notify all those who have contacted me when a decision is rendered.

Thanks,

In-Office: Mon, Tues, Wed 8:30 a.m. – 5:30 p.m.; Remote: Thurs, Fri 8:00 a.m. – 5:00 p.m.



Hannah E. Van Nimwegen-McGuire, AICP
Senior Comprehensive Planner

(719) 385-5365

Hannah.VanNimwegen@coloradosprings.gov

From: Rich Sevcik <rs@truevine.net>

Sent: Wednesday, October 21, 2020 11:48 AM

To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>

Subject: Traffic Study

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PLEASE HELP! How do I file an appeal?

On 10/12/2020 9:56 AM, Rich Sevcik wrote:

Hanna,

The traffic study does NOT have a Level Of Service rating for the single traffic lane by the high school.

THAT IS WHERE THE CONGESTION IS LOCATED!

Who should I speak with OR do I have to file an appeal?

Regards Rich

On 10/8/2020 3:56 PM, Van Nimwegen, Hannah wrote:

Hey Rich,

The search engine is really finicky and will return a negative result if the space between the numbers/letters is off. It'll also return a negative result if there's a space after the 91.

Here's a link to the traffic report:

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/127484.pdf>

Here's a link to the land suitability analysis:

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/123063.pdf>

Try searching again and making sure the spacing is correct. I can't link the project's LDRS, just the documents.

Hope this helps,

In-Office: Mon, Tues, Wed 8:30 a.m. – 5:30 p.m.; Remote: Thurs, Fri 8:00 a.m. – 5:00 p.m.



Hannah E. Van Nimwegen-McGuire, AICP
Senior Comprehensive Planner

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Rich Sevcik <rs@truevine.net>

Sent: Thursday, October 8, 2020 3:33 PM

To: Van Nimwegen, Hannah

<Hannah.VanNimwegen@coloradosprings.gov>

Subject: Re: Endangered mouse

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Hannah, I searched LDRS with file number CPC PUP 19-00091 and get NO RECORDS FOUND. Can you send me a link???

On 10/7/2020 3:46 PM, Van Nimwegen, Hannah wrote:

Hi Rich,

I apologize for the delay in response. A traffic impact analysis was completed when the proposal was going through the zone change process late last year/early this year. The traffic report is uploaded to LDRS under file number CPC PUP 19-00091. Definitely read through the last document uploaded as "Traffic/Transportation Report" since it's the version that the Traffic Engineering Department approved—the others are previous versions.

Regarding the Preble's Meadow Jumping Mouse, yes, we are definitely aware of its habitat. The US Fish & Wildlife Department outlined a critical habitat boundary for the mouse which prohibits development without approval by their department. This boundary makes up the northern property boundary of Kettle Creek North. Also uploaded to LDRS under the concept plan file number (CPC PUP 19-00091) is a land suitability analysis. This analysis discusses the different constraints including this boundary. It's uploaded under "Other."

Please let me know if you have any additional questions,

In-Office: Mon, Tues, Wed 8:30 a.m. – 5:30 p.m.; Remote: Thurs, Fri 8:00 a.m. – 5:00 p.m.



Hannah E. Van Nimwegen-McGuire, AICP
Senior Comprehensive Planner

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Rich Sevcik <rs@truevine.net>
Sent: Wednesday, October 7, 2020 3:03

PM

To: Van Nimwegen, Hannah

[<Hannah.VanNimwegen@coloradosprings.gov>](mailto:Hannah.VanNimwegen@coloradosprings.gov)

Subject: Fwd: Endangered mouse

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Hannah,

Has Kettle Creek North looked into this?

THX, Rich & Charlene Sevcik

----- Forwarded Message -----

Subject:Endangered mouse

Date:Wed, 7 Oct 2020 00:10:45 +0000 (UTC)

From:Kala D [<k_darbs@yahoo.com>](mailto:k_darbs@yahoo.com)

To:rs@truevine.net [<rs@truevine.net>](mailto:rs@truevine.net)

Hello,

We were at the mining museum last weekend and saw a sign for an endangered junking mouse that lives in the area.
Kala

Van Nimwegen, Hannah

From: Rich Sevcik <rs@truevine.net>
Sent: Monday, October 12, 2020 9:56 AM
To: Van Nimwegen, Hannah
Subject: Re: Endangered mouse

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Hannah E. Van Nimwegen-McGuire, AICP
Senior Comprehensive Planner

(719) 385-5365

Hannah.VanNimwegen@coloradosprings.gov

From: Rich Sevcik <rs@truevine.net>

Sent: Wednesday, October 7, 2020 3:03 PM

To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>

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Date:Wed, 7 Oct 2020 00:10:45 +0000 (UTC)

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To:rs@truevine.net <rs@truevine.net>

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Van Nimwegen, Hannah

From: Rich Sevcik <rs@truevine.net>
Sent: Wednesday, October 7, 2020 3:03 PM
To: Van Nimwegen, Hannah
Subject: Fwd: Endangered mouse
Attachments: EB1DC826-5113-41E9-AE5F-50324F380992.png

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Date:Wed, 7 Oct 2020 00:10:45 +0000 (UTC)
From:Kala D <k_darbs@yahoo.com>
To:rs@truevine.net <rs@truevine.net>

Hello,

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Kala

Van Nimwegen, Hannah

From: Rich Sevcik <rs@truevine.net>
Sent: Monday, August 10, 2020 2:18 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North Proposal

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Hannah,

We reviewed the LDRS for this housing development proposal.

Is there a traffic study that accompanies this proposal? The traffic leaving North Fork is already terrible going past the High School at the Old Ranch Road intersection with Thunder Mountain Ave. The addition of 259 more homes feeding this area will make the situation totally unacceptable!

Could you please reply and confirm receipt of our email.

Regards, Richard & Charlene Sevcik at 11772 Thunder Mountain Ave.

Van Nimwegen, Hannah

From: Kristen Sanderson <ksands2211@yahoo.com>
Sent: Saturday, August 8, 2020 1:44 PM
To: Van Nimwegen, Hannah
Subject: File number AR PUD 20-00539

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hello,

I received the planning and community development proposal for Kettle Creek North. I am a resident of North Fork that lives off of Falling Snow Lane and Thunder Mountain. My families concern as well as other residents in the North Fork area is traffic. There are a lot of children on Crisp Air, Falling Snow Lane and Thunder Mountain as well as Blind Children in the area. We currently have one exit which is Thunder Mountain onto Red Cavern and there is a lot of traffic already between residents and construction workers. Traffic is awful (when school is in session) with Pine Creek Students and Faculty to reach Old Ranch. Our concern is traffic from the new community exiting and entering into north fork on one road. Will another exit and entry location be provided for the Kettle Creek North development? We moved to north fork area for that sole reason, so our children would be safe and not near a lot of traffic and vehicles. We already have people not utilizing residential speed limits and will speed through these side roads with children and residents in front of their homes. I dispute this development if Thunder Mountain is their main entry and exit point. Thank you.

Kristen Sanderson - North Fork Resident

Van Nimwegen, Hannah

From: Maggie <maggs60@hotmail.com>
Sent: Saturday, August 8, 2020 7:40 AM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi Hannah,

We received a notification near our property for Kettle Creek North. We live on the corner of Howells road & Arrowhead drive. My main concerns & questions are...

That Howells road would NOT be used/attached as an entryway/exitway for this division. We recently moved here in April to be secluded from city traffic & be able to walk down our county road. We recently built a fence in our front that is not privacy but our house sits so close to the road that if Howells road is used we would ask for a large privacy fence. Where are the entrances to this community? I don't see them on the map? I think it should come off of highway 83/Interquest/powers & also a frontage road from old ranch road exit run along side of powers down to that community.

Another question & concern is for parks & open trails within the sub division. North Fork has a trail opening that comes onto Howells road & we get several people walking back here. The minimal amount of people using our neighborhood because their neighborhood didn't build them trails & parks. If we get too many city people beginning to use our Howells road/arrowhead drive neighborhood as their walk & bike route more accidents can happen as people drive through arrowhead road from Black Forest fast & there is no trail off the road for people to walk or ride bikes on. The other concern is our animals/horses that begin to get disturbed & fed snacks by city people in the city community walking by thinking it's their own petting zoo & allowing their dogs to poop & not pick up the poop. I think north fork already needs to put poop bag & trash can stations by their trail opening onto Howells road & keep them along that west side of Howells road so they aren't on our property on the east side of Howells road & an eye sore or smell.

Can you provide us answers to these questions & concerns?

Maggie Hackbarth
719-740-6244

Van Nimwegen, Hannah

From: Cherice Overstreet <reeceboo@gmail.com>
Sent: Friday, August 7, 2020 1:58 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North

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Hello,

Our neighborhood at North fork does not want in more new home or further construction. This neighborhood is already getting over crowded and with the new elementary school going in we are also going to have plenty of new visitors thus making traffic in our neighborhood unbearable. When pine creek High school is in session I can barely get out of our neighborhood and get to work on time so I can imagine what would happen if the population is increased. Colorado doesn't need development on every stretch of land. As a native it has honestly gotten out of control. Please do not consider your proposal it's very insincere and selfish. Thank you for hour time!!

Sincerely,

Cherice

Van Nimwegen, Hannah

From: Dot Williams <dot11555@gmail.com>
Sent: Friday, August 7, 2020 5:07 AM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North

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Hannah -

I just received notification of the development plan for Kettle Creek North expansion. It appears from the map on the green card that the housing grouping now includes what was Parcel B, running up against Charlie Shea's property on the north edge of the development. Am I reading this correctly? Have the developers consolidated Parcel A and Parcel B into this current proposal? When I call up the design plans on my computer, the drawings are thorough, but so tiny I cannot read anything like street names or locating markers that is useful.

What are you planning for emergency access to/from a major road in the case of a serious need - like a forest fire or prairie fire?

Thank you for your response.

Dot Williams
11555 Howells Road
dot11555@gmail.com