

**Correspondence provided at
Administrative Hearing**

(on or before)

July 24, 2024

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:05 AM
To: David Howell
Subject: Fw: [EXTERNAL] College & Trilby Multifamily Community, PDP220009

Categories: Orange Category, Purple Category

From: Scott Flugum <sflugu@yahoo.com>
Sent: Friday, July 12, 2024 10:48 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] College & Trilby Multifamily Community, PDP220009

Dear Mr. Mapes,

I am writing in response to the proposed multifamily community at College and Trilby. I understand the need for increased housing though I would argue that single family dwellings are less expensive and are a much better investment in the long run. However, my true concern with the proposed development, and the other high density developments either proposed or already built in the South College corridor, is the traffic along Trilby road. Access in and out of Ridgewood Hills (and other areas) in the last few years has become difficult and dangerous during the rush hours. If the city is to add this kind of population density in this area it must widen Trilby Rd. from Shields to Lemay at least and preferably from Taft to Timberline. Two lanes each direction with both left and right turn lanes between Shields and Lemay. This should be completed before any other developments in the area are approved.

Regards,

David Flugum
512 Idalia Ct.
Fort Collins, CO

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:05 AM
To: David Howell
Subject: Fw: [EXTERNAL] College and Trilby Multifamily Community

Categories: Orange Category, Purple Category

From: jlizdbr@aol.com <jlizdbr@aol.com>
Sent: Sunday, July 14, 2024 7:51 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] College and Trilby Multifamily Community

We got the letter about this project and the upcoming meeting this weekend - but I have been wondering for a while now what happened to Mars Landing? The last I heard the project was approved and would be "starting soon". Project should have been finished by now but never even began. I live in the subdivision just North of Skyway Dr and am not looking forward to any construction of any kind.

Thank You,

Jody Brammer
jlizdbr@aol.com

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:04 AM
To: David Howell
Subject: Fw: Oppositon to College & Trilby Multifamily Community, PDP 220009

Categories: Orange Category, Purple Category

From: Brad Neuschwanger <bneuschwanger@hotmail.com>
Sent: Tuesday, July 23, 2024 10:00 PM
To: Clark Mapes <CMAPES@fcgov.com>
Cc: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Oppositon to College & Trilby Multifamily Community, PDP 220009

Dear Clark and/or Em,

My wife and I purchased a home on Constellation Drive three and a half years ago. Constellation Drive is located just west of the proposed community. Our neighborhood is relatively quiet but traffic has been noticeably increasing every year. Traffic has increased so much that speed bumps have been installed on Constellation Drive. There is now a LOT more traffic and it has made us question the purchase of our house. I am VERY OPPOSED to the College and Trilby Multifamily Community PDP 220009. Looking at the proposal description, it states that there will be 265 townhomes in 2, 3, and 4 plex buildings. If one is to assume that each townhome has a minimum of two people inhabiting each residence, then that will increase the population of our area by 530-2,120 people or even more! The congestion on Trilby Drive is already at an alarming level (really unsatisfactory). Adding this level of people into the area is unwarranted and irresponsible. I am writing this email to express my opposition to PDP 220009 and feel that my concerns are warranted.

Please deny the proposal. It is the responsible decision.

Brad Neuschwanger (Concerned citizen)

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:04 AM
To: David Howell
Subject: Fw: [EXTERNAL] Comment: 7/24 College and Trilby Development meeting

Categories: Orange Category, Purple Category

From: Erin Purdy <erinpurdy@gmail.com>
Sent: Wednesday, July 24, 2024 5:12 AM
To: Clark Mapes <CMAPES@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Comment: 7/24 College and Trilby Development meeting

Hi Clark and Em,

I live on Orion Court and just saw the notice for a virtual public hearing that is tomorrow for the proposed build in our neighborhood. I am not able to attend the meeting due to work, but I'm hoping that my comments can be included/considered?

I just have a couple of comments. We have lived in our home since 2009 and have raised our children here. I was also on the HOA board for a couple of years. I have a couple of concerns that I imagine will also be raised by others, as these have been concerns in the past.

1. We don't have sidewalks in our neighborhood and we already struggle with cars flying through on Constellation and Skyway. We put in speed bumps a few years ago, but increased traffic is always a problem. Because we don't have sidewalks, there are always people out walking their dogs and kids on their bikes riding as safely as possible in the streets. While I understand the need to develop these open spaces, I am always concerned about traffic. How will the safety of our neighborhood be considered with the increased traffic? Even though access to the site will be from Mars to College/Trilby, people no doubt will be driving down Constellation and Skyway. We have already had many "close calls" in our neighborhood with dogs and children- we need to make sure the safety needs of our already existing neighborhood is considered prior to allowing 265 new homes in the area. In particular, Skyway has poor visibility, as people park their cars on the street next to their houses. It is already difficult to see children and dogs at times. I worry that a new build will lead to a disastrous accident with a dog or a child if our safety needs are not accounted for.

2. Our neighborhood has been chronically underserved by the city. We have often been skipped over when it comes to improvements like bike trails, parks, etc. Yet, we are one of the last "affordable" neighborhoods in Fort Collins. It is frustrating to see the cost of living continue to rise and yet neighborhoods like ours are often overlooked in terms of city improvement. I realize that these types of developments could potentially add improvement to our neighborhood, but given what we have seen so far, I don't trust that. The horribly ugly huge storage unit built on the corner of Trilby and College or the expansion of Tynan's are testaments to that. Homes that back to Tynan's now have the pleasure of car lot flood lights on at all hours of the night and the homes on Constellation have the pleasure of looking out their front windows at the ugly mass of a building that is the storage unit. These "improvements" have not been helpful to us as a community or to our home values and it is

frustrating that the city has allowed these types of projects. I have a hard time believing they would be allowed in wealthier neighborhoods. Even with the way our side of town is zoned, the city has the power to help support positive community improvement. That said, I don't believe that the city has always had our best interest or our home values in mind with development. Will our neighborhood have any updating/access to any community spaces associated with this build? What are the ways this build will help our neighborhood? If this build will take something from our neighborhood (such as increasing traffic on our already scary main streets), it is only fair that the build be required to offer something positive to our neighborhood in return. What are the ways the city is considering this and what plans does the developer have to keep our neighborhood's needs in mind?

Thank you!

Erin Purdy
she/her/hers

"Tell me, what is it you wish to do with your one wild and precious life?"- Mary Oliver

970-690-0017
erinpurdy.com

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:04 AM
To: David Howell
Subject: Fw: [EXTERNAL] Opposition to Proposed College & Trilby Multifamily Residents complex

Categories: Orange Category, Purple Category

From: Caleb Blakeman <calebblakeman@gmail.com>
Sent: Wednesday, July 24, 2024 2:31 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Opposition to Proposed College & Trilby Multifamily Residents complex

To whom it may concern,

I hope this message finds you well. I am writing to express my strong opposition to the proposed construction of a multiple residents apartment complex in our neighborhood.

While I understand the need for housing development, I believe that our area is not equipped to handle such an influx of people at this time. Our neighborhood currently lacks essential amenities such as sidewalks, which poses a safety risk for pedestrians. Parks and recreation with safe access for families and residents. Additionally, the increased traffic from a large apartment complex would likely lead to severe traffic jams, at Trilby, College, Skyway, and Constellation, further straining our already limited infrastructure. These routes are brought to stand still even now at rush hour times and different times throughout the day and week.

Moreover, there are no grocery stores or shops within a convenient distance, and besides one elementary school, schools are quite far away. This lack of accessibility to basic services would create significant inconvenience and potentially lower the quality of life for both current and future residents. Not to mention wildlife and natural areas currently utilized by city residents that would be hindered and potentially shifted irreparably. Wild birds, raptors, reptiles, rabbits, prairie dogs, deer, elk, all frequent the area for safe places to be.

I urge you to reconsider this proposal and explore alternative locations that may be better suited for such a development. Thank you for your attention to this matter.

Sincerely,

Caleb Blakeman
6108 Constellation Dr, Fort Collins, CO 80525
calebblakeman@gmail.com

David Howell

From: Development Review Comments
Sent: Thursday, July 25, 2024 9:59 AM
To: David Howell
Subject: Fw: Oppose College & Trilby Multifamily Development

Categories: Orange Category, Purple Category

For the hearing decision

From: Christina Neuschwanger <cneuschw@hotmail.com>
Sent: Thursday, July 25, 2024 3:57 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Re: Oppose College & Trilby Multifamily Development

Thank you, Em.

Our address is:

Brad & Christina Neuschwanger
PO Box 133
Bellvue, CO
80512

Sent from my iPhone

On Jul 25, 2024, at 9:04 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Hi Christina,

With these types of hearings, the officer actually has ten business days to review all the evidence, including the public comments, and make their decision.

We send notice of the decision out to all the commenters, including written commenters if they include their address with their comment. If you want to send me your address, I can include you on the list of recipients of that decision so you can stay in the know!

Thank you,

Em

From: Christina Neuschwanger <cneuschw@hotmail.com>
Sent: Thursday, July 25, 2024 4:48 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Re: Oppose College & Trilby Multifamily Development

Thanks. I was working tonight during the meeting.
Do you know what the hearing officer decided? Thanks.
Christina

Sent from my iPhone

On Jul 24, 2024, at 5:02 PM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Hello Christina,

Thank you for your comment. I have sent it on to the hearing officer for tonight's hearing to read.

If you would like to attend the hearing, it begins at 5:30 p.m. and you can join the Zoom video using this link: <https://fcgov.zoom.us/j/95314652856>. You are also able to also make a spoken comment if you have anything to add to what you've already sent us.

Please let me know if you have any more questions!

Respectfully,

Em Myler
Neighborhood Development Liaison

From: Christina Neuschwanger <cneuschw@hotmail.com>
Sent: Wednesday, July 24, 2024 3:44 PM
To: Development Review Comments <devreviewcomments@fcgov.com>; Clark Mapes <CMAPES@fcgov.com>
Cc: bneuschwanger@hotmail.com <bneuschwanger@hotmail.com>
Subject: [EXTERNAL] Oppose College & Trilby Multifamily Development

July 24, 2024

Re: College & Trilby Multifamily Community PDP220009
6301 S. College Ave

To Whom It May Concern (Em, Clark, Administrative Hearing Officer/Committee):

There is a virtual public hearing this evening to discuss a developmental proposal of a 265 townhome neighborhood around the College/Trilby community. I will be working at the time and cannot attend the virtual hearing.

I am opposed to this proposed development. My husband and I own a home on Constellation Drive which is west of the site but within the vicinity of the proposed area. There is already a good bit of congestion on the neighborhood roads. Additionally, the College and Trilby intersection is sometimes quite congested especially around typical commuter hours; that will increase greatly if an additional 500+ people move into this proposed new site.

The current neighborhood is a rather quiet, peaceful place. It is a nice spot to walk the dog/go for a walk with the husband, sit outside. Adding an additional 500-2000 people (234 units of 2, 3 & 4 bedrooms) will change the climate of the neighborhood and increase the noise level, sense of crowding, etc.

I am asking that you please not approve PDP220009. Thank you for your consideration.

Christina Neuschwanger
cneuschw@hotmail.com

Community Response to Administrative Hearing (PDP220009)

The Issue

Two new developments are planned for the corner of Trilby and College, extending down to Skyway. Together, these are expected to add ~360 apartments to our neighborhood. Much of this traffic will utilize Constellation, Skyway, Mars and Venus, forcing collector-road volumes on streets that are residential local. This will decrease the livability of our neighborhood and increase safety issues.

Larimer County Urban Access Street Standard (LCUASS)

https://www.larimer.org/sites/default/files/uploads/2021/ch07_-_street_design_and_technical_criteria_2.pdf

This document was reenacted August 1 of 2021. It was adopted by Larimer County, the City of Loveland and the City of Fort Collins. It is an official publication and can be found on the link above. The criteria set in this document we consider to be binding, hard and fast rules requiring adherence.

Conflicts between PDP220009 and LCUASS

Constellation, Skyway, Venus and Mars are local residential roads. According to the LCUASS, local residential roads have a maximum average daily traffic of 1000 vehicles per day. It is likely PDP220009 will cause traffic volumes to exceed local road limits and force these roadways to be used as collectors. These road were never meant to be collectors, nor do they have the infrastructure to support safe multi-modal transportation. The roads fail as collectors as defined by the LCUASS with regards to drive accesses & separations, road widths, curbs, bike lanes, sidewalks and number of dwellings served.

Our community was 'born' in the county and therefore have road layouts that differ from the City of Fort Collin. But our heritage cannot be undone. To fix the square-peg-round-hole conflict existing between our roads and higher traffic of PDP220009 would require significant structural modifications to homes, driveways and streets to comply with Chapter 7 of the LCUASS. Nothing in PDP220009 addresses these remedies.

Our roads are not antiquated. They are compliant with local road standards (lack of sidewalks being an exception) of Chapter 7 of the LCUASS. PDP220009 will destroy that consistency, causing both safety and livability problems. The existing physical road layout/infrastructure may significantly limit development opportunities, but they are what they are. New developments must conform to this reality and not violate Chapter 7 of the LCUASS.

Bikes, skateboards, scooters, pedestrians, children and dogs share the street with vehicles due to lack of sidewalks and bicycle infrastructure. Multiple bus stops exist on Skyway/Constellation. Foothills Gateway, which serves people with disabilities, directly borders with both Skyway and Constellation. Community usage of these roads is incompatible with collector-like volumes that PDP220009 will entail.

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:03 AM
To: David Howell
Subject: Fw: [EXTERNAL] PDP220009 in Skyway Neighborhood

Categories: Orange Category, Purple Category

From: Emma-Leigh Flynn <flynn.emmaleigh@gmail.com>
Sent: Monday, July 29, 2024 6:33 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] PDP220009 in Skyway Neighborhood

The development for PDP220009 is a clear violation of street standards and should be considered a safety hazard by the city. The Skyway Neighborhood is not structured properly to provide a safe living environment for that drastic increase in population. The development is not considering the significant reform that should be required, including streets, sidewalks, and access to nearby schools.

In protest,

Emma-Leigh Flynn, 417 Skyway Drive

David Howell

From: Development Review Comments
Sent: Wednesday, August 7, 2024 9:03 AM
To: David Howell
Subject: Fw: [EXTERNAL] PDP220009 Complaint

Categories: Orange Category, Purple Category

I am going to forward you all the comments I got for this project so we can be sure we send the decision to everyone necessary. Even though a few came in after the hearing, I think we can still send the decision to them

Em

From: Wendy D'Erchia <derchiws@co.larimer.co.us>
Sent: Friday, August 2, 2024 2:56 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] PDP220009 Complaint

Hello.

I live in the Aurora Hills neighborhood, and I support the complaint regarding PDP220009, College & Trilby Multifamily Community, put forth by Marc Mims. This development plan will impact the livability and safety of the surrounding neighborhoods.

Regards,
Wendy D'Erchia



Wendy D'Erchia (she/her) [why pronouns matter](#)
Service Desk Manager

Information Technology Division
200 W Oak St, Fort Collins, 80522 | 4th Floor
W: (970) 498-5063 | M: (970) 581-1026
wderchia@larimer.org | www.larimer.org



David Howell

From: Em Myler
Sent: Wednesday, August 7, 2024 10:22 AM
To: David Howell
Subject: Fw: [EXTERNAL] Re: PDP220009 street issues

Categories: Orange Category, Purple Category

David, could you also include this person to receive the decision mailer?

Thank you so much

Em

From: Todd Sullivan <TSullivan@fcgov.com>
Sent: Wednesday, August 7, 2024 10:13 AM
To: Em Myler <emyler@fcgov.com>; Clark Mapes <CMAPES@fcgov.com>
Subject: RE: [EXTERNAL] Re: PDP220009 street issues

Since the DRCs don't typically communicate with the commentors or the public other than to tell them about a project, I think it would be the best approach, unless you feel differently. I am not opposed to reach out, just trying to be consistent.

Thanks!

.....
TODD SULLIVAN
Development Review Coordinator
[City of Fort Collins](#)
970.221.6695 office
tsullivan@fcgov.com

From: Em Myler <emyler@fcgov.com>
Sent: Wednesday, August 07, 2024 10:11 AM
To: Todd Sullivan <TSullivan@fcgov.com>; Clark Mapes <CMAPES@fcgov.com>
Subject: Re: [EXTERNAL] Re: PDP220009 street issues

We've been getting a few comments on this project after the hearing. I have been letting the commenters know we cannot accept comments after the hearing. But I have also been forwarding their messages to David so he can include them in the mailing of the decision, just to be thorough.]

Do you want me to respond to this person?

Em

From: Todd Sullivan <TSullivan@fcgov.com>
Sent: Wednesday, August 7, 2024 9:56 AM

To: Em Myler <emyler@fcgov.com>; Clark Mapes <CMAPES@fcgov.com>

Subject: FW: [EXTERNAL] Re: PDP220009 street issues

Good Morning,

Please see the comment from Mr. Harper below that was submitted yesterday, 8/6, in relation to College & Trilby Multifamily Community. We actually received the decision from the 7/24/204 hearing for this project yesterday afternoon, even though this comment would have been too late to submit regardless. I did look at the Hearing Notice mailing list and Mr. Harper was included in the mailing list and would have received the notice letter (I had Leslie look through the returned letters and we did not receive it as undeliverable). Not sure how to handle this.

Thanks!

.....
TODD SULLIVAN

Development Review Coordinator

[City of Fort Collins](http://www.cityoffortcollins.com)

970.221.6695 office

tsullivan@fcgov.com

From: Development Review Coordinators <DRCoord@fcgov.com>

Sent: Wednesday, August 07, 2024 7:37 AM

To: Todd Sullivan <TSullivan@fcgov.com>

Subject: FW: [EXTERNAL] Re: PDP220009 street issues

Todd,

This is a question for you!

Seth Goldstein

He/Him

Development Review Coordinator

sgoldstein@fcgov.com

970.416.8082

[City of Fort Collins](http://www.cityoffortcollins.com)



From: Jack Harper <jdharp55@yahoo.com>

Sent: Tuesday, August 6, 2024 4:24 PM

To: Development Review Coordinators <DRCoord@fcgov.com>

Subject: [EXTERNAL] Re: PDP220009 street issues

Hello again,

Sorry for the mixup; I had it correct in the email title. It's PDP220009.

Thanks,

Jack Harper

On Tuesday, August 6, 2024 at 02:11:29 PM MDT, Development Review Coordinators <drcoord@fcgov.com> wrote:

Hi Jack,

I'm sorry, but we don't have a project under the number ODO2009. Is there a sign number from the yellow Development Review signs, or another project number you can give me?

We appreciate your comments and in general comments from the public are collected either at a hearing, in the form of a comment letter, or at council . It just depends on the type of project this is. Glad to help you out once I can track down the correct project.

Thanks!

Development Review Coordination

City of Fort Collins Planning & Development Services
281 N. College Ave.
Fort Collins, CO 80524
970.221.6689
DRCoord@fcgov.com



From: Jack Harper <jdharp55@yahoo.com>
Sent: Tuesday, August 6, 2024 10:14 AM
To: Development Review Coordinators <DRCoord@fcgov.com>
Subject: [EXTERNAL] PDP220009 street issues

Hello City Staff,

I live on Constellation Drive in Fort Collins. A development is currently being considered (ODO22009) that would allow about 265 new units to be built between Constellation and Hwy 287, with much of the traffic utilizing our neighborhood streets including Constellation, Skyway, Mars and Venus. These streets were not built or ever intended to handle the volume of traffic they would be subjected to if this plan is allowed to proceed. They would, in fact, be turned into collector streets as defined by the Larimer County Urban Access Street Standard. These roads were never meant to fulfill that role, nor do they have the infrastructure to support the load or volume they would be subjected to.

Our roads currently serve our neighborhood, including Foothills-Gateway, adequately. There are very few sidewalks, so cars and pedestrians alike share the roads. Community usage (including adults and kids on bikes, skateboards, families walking with pets) of these roads is incompatible with collector-like volumes that PDP22009 will entail.

Thanks for your thoughtful consideration.

Jack Harper
6500 Constellation Drive
Fort Collins, CO 80525
970-227-3439

FIRST NAME	LAST NAME	ADDRESS	CITY	STATE	ZIP CODE	EMAIL	NOTES	Attended Virtual Hearing 7/24/24	Written comment date submitted
Erin	Purdy	413 Orion Ct	Fort Collins	CO	80525	erinmpurdy@gmail.com	Submitted public comment via email prior to hearing	No	Wednesday, July 24, 2024 5:12 AM
Christina	Neuschwanger	PO Box 133	Bellvue	CO	80512	cneuschw@hotmail.com	Submitted public comment via email prior to hearing	No	Wednesday, July 24, 2024 3:44 PM
Caleb	Blakeman	6108 Constellation Dr	Fort Collins	CO	80525	calebblakeman@gmail.com	Submitted public comment via email prior to hearing	No	Wednesday, July 24, 2024 2:31 PM
Brad	Neuschwanger	PO Box 133	Bellvue	CO	80512	bneuschwanger@hotmail.com	Submitted public comment via email prior to hearing	Yes	Tuesday, July 23, 2024 10:00 PM
Jody	Brammer	514 Mercury Dr	Fort Collins	CO	80525	jizdbr@aol.com	Submitted public comment via email prior to hearing	No	Sunday, July 14, 2024 7:51 PM
David	Flugum	512 Idalia Ct	Fort Collins	CO	80525	sflugu@yahoo.com	Submitted public comment via email prior to hearing	No	Friday, July 12, 2024 10:48 PM
Jack	Harper	6500 Constellation Drive	Fort Collins	CO	80525	jdharp55@yahoo.com	Submitted public comment following hearing	No	Tuesday, August 6, 2024 10:14 AM
Emma-Leigh	Flynn	417 Skyway Drive	Fort Collins	CO	80525	flynn.emmaleigh@gmail.com	Submitted public comment following hearing	No	Monday, July 29, 2024 6:33 PM
Tina	Drake	404 Starway St	Fort Collins	CO	80525	drakechristina@hotmail.com	Submitted public comment following hearing	No	Monday, July 29, 2024 4:19 PM
Wendy	D'Erchia	<i>Not provided</i>				derchiws@co.larimer.co.us	Submitted public comment following hearing	Yes	Friday, August 2, 2024 2:56 PM
Christy	Olivas	5852 Neptune Dr	Fort Collins	CO	80525	em_loren21@yahoo.com	Requested copy of hearing decision via email	No	
Mark & Donna	Brosal	317 Uranus St	Fort Collins	CO	80525		Provided public comment during hearing	Yes	
Carrie Rose	Brennan	5835 Mars DR	Fort Collins	CO	80525		Provided public comment during hearing	Yes	
Marya		<i>Not provided</i>					Provided public comment during hearing	Yes	
Marc		<i>Not provided</i>					Provided public comment during hearing	Yes	
Caleb	Blakeman	<i>Not provided</i>					No comment provided	Yes	
Aaron	Squire	<i>Not provided</i>					No comment provided	Yes	
Joy		<i>Not provided</i>					No comment provided	Yes	
Katrina		<i>Not provided</i>					No comment provided	Yes	
Christy		<i>Not provided</i>					No comment provided	Yes	
Rebecca	Powell	<i>Not provided</i>					No comment provided	Yes	
"Resident"		<i>Not provided</i>					No comment provided	Yes	
Miller United Real Estate		<i>Not provided</i>					No comment provided	Yes	
Jeff		<i>Not provided</i>					No comment provided	Yes	
Spindel		<i>Not provided</i>					No comment provided	Yes	
1-720-442-4796		<i>Not provided</i>					No comment provided	Yes	
"resident"		<i>Not provided</i>					No comment provided	Yes	
Kathy		<i>Not provided</i>					No comment provided	Yes	