

M'liss Fonger

From: M'liss Fonger
Sent: Tuesday, May 10, 2022 9:13 AM
To: Darrell Gesick
Subject: FW: [EXTERNAL] Public hearing for Delantero Rezone (ZON2021-0009)
Attachments: CR17-CR56.pdf

Darrell,
We received this e-mail in the CD Admin bucket last night. Is this a letter of opposition?



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From: Darren Hankins
Sent: Monday, May 09, 2022 6:23 PM
To: CD Admin Team
Subject: [EXTERNAL] Public hearing for Delantero Rezone (ZON2021-0009)

To whom it may concern,

As a land owner west of the proposed project, we have concerns with regards to the southern roundabout located on CR-17 at the end of our current drive, as shown on a preliminary project layout. We understand this is most likely an early plot, but hope the Planning Commission will take under advisement the surrounding area, particularly that to the west, with regard to future development. CR-56 as it is shown in the attached diagram, if continued west, would disrupt a historical 100 year old farm house, have to cross the Greeley-Loveland Irrigation Canal three times and then run into newly divided acreages with no continued access through to CR-15. The only other option with regard to accessing future development to the west would be to take a sharp turn to the north from our current drive before heading west as shown in the attachment, top diagram. Other than meeting the requirement of an interchange at CR-17 and CR-56, it provides a poor solution for continued traffic flow to the west.

We believe a better solution for future traffic flow would be to relocate the roundabout to the north as shown in the attachment, bottom diagram. This would have minimal impact on the Delantero proposed PUD, moving the road North and the Detention and Irrigation Pond South. It would also provide a seamless integration for future development to the west with far less impact.

Please see attachment for diagrams.

Regards,

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