



# ARAPAHOE COUNTY

Public Works and Development – Planning Division  
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

## Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2  
– Final Plat**

**Planner's Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com**  
**Engineer's Name & Email: Sue Lui, slui@arapahoegov.com**  
**Date Sent: August 21, 2023**  
**Date to be Returned: September 13, 2023**

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<i>Bettina Arthur 26136 E Sampson Cir So Bellerose</i>

**Comments:** (Please reply / submit reviews and comments via email)

*Please see attached,  
Bettina Arthur*

John and Bettina Arthur  
26136 East Jamison Circle South  
Aurora, Colorado 80016  
[bmarthur@msn.com](mailto:bmarthur@msn.com)

September 13, 2023

Molly Orkild-Larson, RLA, AICP  
Principal Planner  
Public Works and Development  
Planning Division – Arapahoe County  
6924 S. Lima Street, Centennial, CO 80112

Email: [morkild-larson@arapahoe.gov](mailto:morkild-larson@arapahoe.gov)

Regarding: Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2  
– Final Plat

As residents of the affected adjacent subdivision (Allred), we are quite concerned with above referenced Final Plat as submitted to the Allred HOA for comments. Our concerns, in addition to others put forth from members of our community, are itemized below.

Regarding the **WATER SUPPLY** Although the developer feels that the “...amount of legally available non tributary Denver aquifer ground water underlying the property...is sufficient under Arapahoe County regulations to provide in house and irrigation use as described herein to 10 lots...”, as stated in the water supply letter included with the final plat, it does not address the impact to the water of the current and adjacent residents. Our water is also provide via private wells and will be drastically affected by these 10 additional properties accessing the same water source. Should this project proceed I would request the developer seek a public water source as opposed to causing a reduction in quality or quantity of our most valuable resource.

From the Final Plat - **STREET MAINTENANCE**

*IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND /OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.*

COMMENT: Jamison Circle is a dirt road, with road base and a thin layer of asphalt applied. There is minimal to no county maintenance – we don’t even see a snow plow in the winter nor has the road been resurfaced or maintained in years. This road cannot handle construction traffic NOR can it absorb the

traffic caused by the additional lots being added as part of this plat map. IF this plat is approved, the developers must be required to improve and maintain Jamison Circle, expanding to standard road widths with predetermined county maintenance. In the interim, the developer must be required to maintain and repair the damage that will be done by construction traffic until such time as the county accepts the responsibility for maintenance.

Jamison Circle does not have sidewalks and the street is not wide enough to support pedestrian traffic. We have already absorbed additional foot traffic from the adjacent development built by Richmond (at Smoky Hill Road and Smoky Hill Parkway); these proposed homes will add both foot and automobile traffic that cannot be supported by the current infrastructure. The costs of bringing Jamison Circle to current standards necessary to support the additional load will need to be absorbed by the developer.

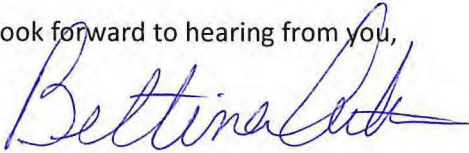
Jamison - 20 to 22'

From the Final Plat - **LANDSCAPE MAINTENANCE**

*The plat states "THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS."*

Under no circumstance should the current adjacent property owners be tasked with maintenance and upkeep of perimeter fencing, landscaped areas and sidewalks as related to any part of this new development.

We look forward to hearing from you,



John and Bettina Arthur  
[bmarthur@msn.com](mailto:bmarthur@msn.com)

cc: Jeff Baker @ [jbaker@arapahogov.com](mailto:jbaker@arapahogov.com)



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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Helen Maxine Ates Jamison Circle resident for over 23 years.

**Comments:** (Please reply / submit reviews and comments via email)

- The wear and tear on the Jamison Cir S. and Jamison Cir N. (This road barely gets plowed in the winter). The county completely skipped doing our sub-division last summer when they re-asphalted, so the road is not in the best condition.
- There would be unsafe entry and exit from our property due to increased traffic.
- Special needs children live in this area and this change is not conducive to their lifestyle, as there are NO sidewalks, paths or other safe methods for their outdoor enjoyment and safety. We already have pedestrians from other developments using Jamison Circle for their walking path. This would be very unsafe for anyone walking down the street since there are not sidewalks or street lights.
- The Smoky Hill Parkway and Jamison Cir North intersection already presents an unsafe condition, as the city recently increased the speed limit eastbound, down the hill (between Glasgow to Powhaton) to 45 MPH, which no one adheres to, it is usually 50 or more.
- Ever encroaching development is pushing out antelope and deer and all other wildlife.
- Those homeowners on the backside of our sub-division, and for that matter, **our whole sub-division has received no advance or proper notification that this development** was in the works until it is almost too late to dispute. Having only received this information on Sept. 10th, 2023 and giving us 2 days to respond is definitely irresponsible, if not illegal on the county’s part.

- Elevation of new homes is certainly a concern to those especially on the bend of Jamison Cir. Because of the flooding that happens in this drainage area, the new Turn Key Ventures, CO development, would necessarily have to build the homes high enough to be above the flood zone.
- Because of increased traffic, the proposed road that would enter the Jamison Cir, would disturb the overall community which this subdivision was originally planned over 50+ years ago. The community has invested a significant amount to live in a peaceful, tranquil, country feel neighborhood. Developing this tract will not only create unsafe conditions for this community, it will destroy the way of life we have known since its inception. Increased light pollution, crime and noise are just to name a few of the issues.

**From:** [Maxine Ates](#)  
**To:** [Molly Orkild-Larson](#)  
**Cc:** [Sue Liu](#)  
**Subject:** Proposed New Development Forest Rim Estates and new road through Jamison Circle Neighborhood -  
**Date:** Tuesday, September 12, 2023 4:10:14 PM  
**Attachments:** [Routing Form PF23-002 FOREST RIM .pdf](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This road and development will directly impact our community and the surrounding area. I am vehemently opposed to this new development and road cutting right through our community. We have worked tirelessly to have our community stay the same as it was planned 50 years ago. We have had development all around us but we were able to keep our community the same. This would completely destroy any peace and tranquility that we have been able to maintain so far.

Please see attached form.

Helen Maxine Ates  
26055 E. Jamison Cr. S.  
Aurora, CO 80016  
[mates@demandinc.com](mailto:mates@demandinc.com)  
720-261-9847

**From:** [Terri Maulik](#)  
**To:** [Molly Orkild-Larson](#)  
**Cc:** [Planning](#)  
**Subject:** FW: Online Form Submittal: Report, Request, Question or Kudo  
**Date:** Wednesday, September 13, 2023 7:04:50 AM

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Molly,  
Not sure why these are coming into the Planning mailbox, but here you go!  
Terri

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, September 12, 2023 8:32 PM  
**To:** Planning <planning@arapahoegov.com>  
**Subject:** Online Form Submittal: Report, Request, Question or Kudo

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Report, Request, Question or Kudo

Please complete this form to submit a comment, request or question to Arapahoe County.

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### Notice

*Written communication to Arapahoe County is considered public information and can be made available to the public upon request. If you would prefer that your comments not become public record, please [contact us by phone](#).*

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### Contact Information

Full Name	Brianna Harter
Email Address	<a href="mailto:bbrunker15@gmail.com">bbrunker15@gmail.com</a>
Phone Number	608-206-2386

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### Message

Please select the subject      Planning  
of your message:

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### NOTICE: Animal Services Requests

*If you are requesting assistance from the **Animal Services division**, please use the [Animal Services Submission Form](#) instead.*

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Question / Comment

Form Link: <https://docs.google.com/document/d/1a0P-EKi55lwO95i-KNdaInSkqWAtqIgA/edit?usp=sharing&oid=106935694925097734829&rtpof=true&sd=true>

Response to: Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

Summary of concerns:

I have the following comments to make related to the case:

Traffic impact and safety concerns

Speed limits and entering Jamison Circle from Smoky Hill Road

Unsafe entry and exit from our property due to increased traffic.

Heavier traffic within Jamison Circle.

Concern for young children as well as the impact to people with special needs who currently reside in Jamison Circle Ranches.

Road conditions - wear and tear on the current road which was skipped during the re-asphalt project last summer.

Environmental concerns -

Existing animals and habitats include the following:

Wild turkeys, sage grouse, plovers, egrets, herons, owls, eagles, deer and more

Floodwater management

Equestrian riding safety (fewer and fewer places to ride)

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How do you want us to contact you?

Please respond to me by email.

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Exception

*Communication made through email or any other computer messaging system shall in no way be deemed to constitute legal notice to the County or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action. No official legal notices may be submitted through our website or email.*

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**Engineer’s Name & Email: Sue Lui, slui@arapahoegov.com**  
**Date Sent: August 21, 2023**  
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Jamison Cir Ranches <i>Theresa &amp; Randy Collins</i>
<input type="checkbox"/>		

**Comments:** (Please reply / submit reviews and comments via email)

The information concerning Forest Rim Development was presented at a homeowners’ meeting 9/10/23 late in the day. This is the first we have been told about this development by Turn Key Ventures.

Below is our feedback.

This community has been here over 50+ years and we have been living here for close to 30. We purchased in this area and this unique acreage property, and have watched Aurora completely engulf us. This has been difficult to watch, as the lifestyle we sought was serene, country-feel, horse-property and space. With the onslaught of development, we have mostly been good neighbors and tolerated a LOT. But this new proposition is untenable.

- To take a VERY tiny road, with absolutely no sidewalk, path, shoulder etc., and allow another subdivision, which apparently began as 4 homes, has suddenly blossomed to 10, is crossing the line.
  - Firstly, this small horseshoe road was dirt when we moved out here. It was merely covered with 2” of asphalt and NO ROADBASE underlay is present. This was done to quote, unquote “pave” the road.
    - It is rarely plowed, if at all, in the winter.

- Recently the county resurfaced every other street except this one. This type of a temporary road will simply not stand up to all the construction equipment and weight required to build a 13,000 sq. ft. home, plus 9 more.
- Our neighborhood should not have to be disrupted because of a developer desiring to make Forest Rim a new subdivision. As this would be at our expense, inconvenience and degrade our community immediately and lower our property value to boot.
- The drainage ditch (ask the Gardners; a homeowner in our subdivision about the river below their house where they had a huge flood in their basement and had to completely tear everything out since water seeped in. Subsequently, they spent thousands in landscaping to mitigate future flooding). This fact alone would require Turn Key Ventures to build houses on the most elevated portion of this parcel. This again has been **promised**, (heresay; mind you, we have not been in the loop), “no views will be impacted”. We now presume this is similar to the original proposal of **just 4 houses**, only to learn now it is 10. This developer cannot be trusted based on these two discrepancies. What other plans are Turn Key Ventures saying they will do but will only turn out to be empty promises? Our community is too precious to risk this type of unethical behavior.
- We will experience unsafe entry and exit from our property due to increased traffic. The road is curved and the sightline is difficult to see cars coming in north or south, even with the small number of homes that are here presently.
- Special needs children live in this area and this change is not conducive to their lifestyle, as there are NO sidewalks, paths or other safe methods for their outdoor enjoyment and safety. Residents too, currently use this road for exercise, walking pets, bicycling and increased traffic cannot be safely accommodated.
- The Smoky Hill Parkway and Jamison Cir North intersection already presents an unsafe condition, as the city recently increased the speed limit eastbound, down the hill (between Glasgow to Powhatan) to 45 MPH, where it was previously 35 MPH. If you approach the section of Smoky Hill Parkway, just before Glasgow, going westbound, it is labeled as a “hidden intersection”, and the speed posted is 35 MPH. No drivers currently adhere to 45 MPH (or 35 MPH if going westbound), and it is actually more along the lines of our estimation of 50 MPH.
- Ever encroaching development is pushing out antelope and deer and all other wildlife and endangered species in this area. This must be thoroughly studied before anything is disturbed.
- Those homeowners on the backside of our sub-division, and for that matter, our whole sub-division has received no advance or proper notification that this development was in the works until it is almost too late to dispute. Having only received this information on Sept. 10th, 2023 and giving us 2 days to respond is definitely irresponsible, if not illegal on the county’s part. I cannot speak for Country Village, as to whether Turn Key Ventures has properly involved this community in proper notifications.
- This subdivision was zoned as horse property. It is a dying breed. The equestrian safety of horses and their owners on our properties must not be compromised now or in the future.

**In summary:**

Because of increased traffic, the proposed road that would enter the Jamison Cir, would disturb the overall community which this subdivision was originally planned over 50+ years ago. The community has invested a significant amount to live in a peaceful, tranquil, country feel and horse property neighborhood.

Developing this tract will not only create unsafe conditions for this community, it will destroy the way of life we have known since its inception. Increased light pollution, crime and noise are just to name a few of the issues. We respectfully request that you decline to approve Turn Key Ventures proposals, as they have not shown ethical nor responsible business practices in submitting these plans, nor is this a good fit for JCR.

Sincerely,

Randy & Theresa Collins \_\_\_\_\_

Date 9/13/2023





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**Engineer’s Name & Email:** Sue Lui, [sliu@arapahoegov.com](mailto:sliu@arapahoegov.com)  
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<p style="text-align: right;"><i>suzanna darley</i> S L Darley 25739 E Jamison Cir Aurora 80016</p>

**Comments:** (Please reply / submit reviews and comments via email)

SEE ATTACHED!

[sandy.darley@gmail.com](mailto:sandy.darley@gmail.com)

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Suzanna "Sandy" Darley

25739 E Jamison Cir N

Aurora CO 80016-2051

303-766-4000 or 766-1166

13SEP23

Re: Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

- 1) Proper notification of these changes was NOT given to residents until 2 days prior to deadline. This is an egregious oversight. No signs were posted, no mail, email or phone calls from the county or the developer were made to update those of us being IMMEDIATELY and DIRECTLY impacted by these changes.
- 2) Because of the construction and the obstruction of our treasured mountain views which we have enjoyed for multiple decades, we should expect an immediate reduction in property taxes as our homes will be devalued because of this development. I would ask the county to consider a 50% reduction in property taxes for all homes in this neighborhood;
- 3) Drainage and floodwater management have really not been fully considered. Residents of Jamison circle ranches have videos and photos showing the extreme flooding that occurs in the area that's proposed for development. It appears from the topo maps that this has not fully been addressed. This type of flooding can cause serious damage to homes and land and would require extensive mitigation. We feel this must be addressed before further plans are considered or acted upon.
- 4) Will the proposed road be constructed on the easement be a public road or a private road?

If it's a private road, who is responsible for maintenance?

- 5) From what I can discern from the plans, it appears as though the large pine trees which are part of the Black Forest, will be destroyed. What considerations will be made for the active wildlife currently in the area such as prairie dogs, eagles, hawks, coyotes, deer (including a white deer – a rare leucisim mutation) raccoons etc? Currently, in the trees slated for destruction, there are active nests of owls and Swainson's hawks residing the trees. In addition, we have eagles who nest in those trees.

Ground-based animals include wild turkeys, sage grouse, plovers, egrets, herons and more. Is any consideration being given to these vital members of our community?

- 6) What are the height limitations on any of the new construction?
- 7) Will each of the homes have a separate well? Will each have its own septic system? Will they be tapping into adjacent water sources and sewage systems? Any of the above

options can cause issues for current residents and their water supplies and septic systems.

- 8) What are the plans to protect the existing residents/neighbors water rights? (EVERY neighbor in Jamison Circle Ranches (JCR) has adjudicated their water rights.)
- 9) What aquifer will they be tapping?
- 10) Will this area have fencing, both permanent and temporary? Who will bear the expense for that?
- 11) What are the setback restrictions for each house? What are the easement plans between Forest rim and existing neighbors?
- 12) The proposed road that will intersect E Jamison Circle is plotted for a 60'-wide road. The easement is only 46'-wide. How will that be accommodated?
- 13) How will the proposed road in the new development traverse the ravine / arroyo? Will it be a bridge? A culvert?
- 14) Will there be a retaining pond?
- 15) Will there be above ground or in ground wiring to electricity?
- 16) What are their HOA restrictions?
- 17) Do they have an HOA? Who is the head of their HOA?
- 18) Can lots remain undeveloped? If construction or building on the lot is mandated, what is the timeline restriction for that to occur?
- 19) Has there been an ILC for the easement? Can we get a copy of the ILC?
- 20) What is street lighting plan? We are in a 'dark' community, and would request the developer commit to honoring the low lighting?
- 21) Can you provide each neighbor a copy of the environmental impact study or report?
- 22) What plans are slated/proposed to maintain or improve E Jamison Cir? The current condition of the road can barely accommodate school buses and trash trucks. It will not be able to carry heavy equipment without destroying road integrity.
- 23) What consideration has been given to alternate roads in/out of the new development? There are at least three alternate/potential access points. Why were those not given further consideration?
- 24) The overall nature and 'vibe' of our current community have been a 'country' vibe. The loss of open space and its prairie-feel, along with the loss of wildlife, is in direct opposition to our collective neighborhood ambience. We've watched the decay of our horse community devolve to a speck of prairie with a mall attached. Now, the last specks of nature are being stripped of their soul. I grieve this and need you to know this seems egregious.




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<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Scott Dodd, Jamison Circle Ranches, former HOA Board member</u> 

**Comments:** (Please reply / submit reviews and comments via email)

- The value of the existing homes in Jamison Circle Ranches neighborhood (aka Allred) will be reduced if Forest Rim Filing #2 goes forward
- The Jamison Circle roadway is not engineered or constructed to handle all of the heavy truck traffic that will result from this project
- There has been no environmental impact study done, as far as I can tell. There is wildlife in this area that will be affected, and should be managed
- The egress and ingress of this new development looks inadequate, especially if there is an emergency situation
- The current entrance from Smoky Hill into Jamison Circle Ranches is already dangerous (on a curve, with high speed limit). A car traffic volume increase will make this problem worse

Thank you, Scott Dodd, [chefdodd@gmail.com](mailto:chefdodd@gmail.com), 303-668-2338

# Referral Routing Form

Case Number PF23-002, Forest Rim Estates Filing #2

TODAYS DATE SEPT 13, 2023

To all Concerned parties these are my comments related to this case:

I am most definitively against this filing in its current form, as it it does not address any key issues in regard to key elements of our community here at Jamison Circle Ranches (Allred).

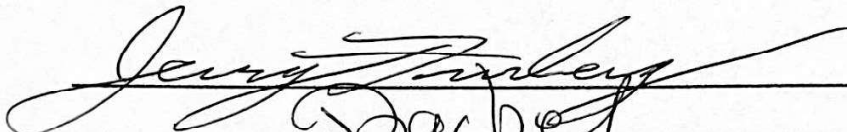
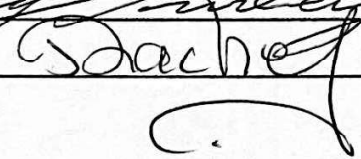
- +Those being as follows: Vehicular access through our community, as we have no sidewalks, people walk on the street itself, the road is comprised of a chip seal asphalt, and will not hold up to heavy, and heavier traffic
- +Water, and septic, have not been addressed
- +Run off, and flooding have not been addressed as to the impact it will have
- + No topographic, or geologic studies have been seen, or discussed
- + Impact on wildlife, and indigenous species
- + Setbacks have not been shown or discussed
- + Height, and light issues are not present
- + Water rights pertaining to aquifers, and usage
- + Construction equipment traffic, clean out, impact on our roads, traffic control, etc..etc
- + I only see 1 egress to proposed site. I do not understand why the Kettle st. Side from Country Village



is not being utilized, my understanding was that originally the proposed site was under the auspices of Country Village, and I am concerned of some unsavory maneuvering to have Jamison Circle carry all the weight.

These are our current outlook points, we look forward to next steps, and are committed to a fair outcome for all parties

Jerry and Rachel Furberg  
25776 East Jamison Circle South  
Aurora, Co 80016

  
\_\_\_\_\_  
Rachel  
  
\_\_\_\_\_

Sept. 13, 2023  
Sept. 13, 2023

Mark and Sandra Dea Gardner  
25855 E. Jamison Circle South  
Aurora, Co. 80016  
303-435-1136 or 303-619-6740  
Email: moonplg@aol.com

Case Number / Name: PF23-002, Forest Rim Estates Subdivision Filing No.-2 Final Plat

The proposed new development will greatly impact our small community. The increase of traffic will create unsafe conditions and special needs young adults/ children live in this area and this change is not conducive to their lifestyle as there are NO sidewalks, paths or other safe methods for their outdoor enjoyment and safety. The construction traffic will cause road damage and our roads are not maintained as they should be by the county. Our road needs to be widened and drainage redone with adding more traffic to our community. We are concerned about the light pollution with more traffic coming and going and light pollution in the new development. All the light pollution will destroy our way of life in our small community.



# ARAPAHOE COUNTY

Public Works and Development – Planning Division  
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

## Referral Routing Form

<b>Case Number/Name:</b> PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat <b>Planner’s Name &amp; Email:</b> Molly Orkild-Larson, morkild-larson@arapahoegov.com <b>Engineer’s Name &amp; Email:</b> Sue Lui, slui@arapahoegov.com <b>Date Sent:</b> August 21, 2023 <b>Date to be Returned:</b> September 13, 2023
---

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Mark and Sandra Dea Gardner Mark Gardner - Sandra Dea Gardner

Comments: (Please reply / submit reviews and comments via email)

The proposed new development entrance will cause increased traffic in our small neighborhood. We are very concerned about the light pollution from the cars that will be directly coming into the front of our home as they leave their development. We are also concerned about the construction traffic that will cause road damage to our roadway. Also concerned about street light pollution in the new development.



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## *Referral Routing Form*

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat**  
**Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com**  
**Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com**  
**Date Sent: August 21, 2023**  
**Date to be Returned: September 13, 2023**

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<i>Molly Orkild-Larson</i>

**Comments:** (Please reply / submit reviews and comments via email)

My biggest concern is with the single egress for the community. I was under the impressions that all communities need at least 2 means to exit the community in case of emergencies. Is this not the case?



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## Referral Routing Form

**Case Number/Name:** PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat  
**Planner’s Name & Email:** Molly Orkild-Larson, morkild-larson@arapahoegov.com  
**Engineer’s Name & Email:** Sue Lui, sliu@arapahoegov.com  
**Date Sent:** August 21, 2023  
**Date to be Returned:** September 13, 2023

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<i>Ned Gilardino</i>

**Comments:** (Please reply / submit reviews and comments via email)

Two questions:

1. How can I get access to the plot plan for the development? I would like to see where the property lines will be.
2. How will you solve the overflow issue from the Tallyn’s Reach retention pond just above the NE corner of the property? **SEE DIAGRAM ON NEXT PAGE**

Thank you for asking for our thoughts.

Ned Gilardino  
Homeowner & Jamison Circle Ranches HOA President  
25779 E Jamison Cir N, Aurora, 80016



Tallyn's Reach retention pond overflow drain.

Tallyn's Reach retention pond.

Tallyn's Reach retention pond overflow path.

My home: 25779 E Jamison Circle N, 80016



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## *Referral Routing Form*

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2  
– Final Plat**

**Planner’s Name & Email: Molly Orkild-Larson,  
morkild-larson@arapahoegov.com**  
**Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com**  
**Date Sent: August 21, 2023**  
**Date to be Returned: September 13, 2023**

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	<b>COMMENTS</b>	<b>INSERT YOUR ORGANIZATION &amp; NAME/SIGNATURE</b>
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case: <ol style="list-style-type: none"> <li>1. Traffic impact and safety concerns               <ol style="list-style-type: none"> <li>a. Speed limits and entering Jamison Circle from Smoky Hill Road</li> <li>b. Unsafe entry and exit from our property due to increased traffic. Heavier traffic within Jamison Circle.                   <ol style="list-style-type: none"> <li>i. Concern for young children as well as the impact to people with special needs who currently reside in Jamison Circle Ranches.</li> </ol> </li> <li>c. Road conditions - wear and tear on the current road which was skipped during the re-asphalt project last summer.</li> </ol> </li> <li>2. Environmental concerns -               <ol style="list-style-type: none"> <li>a. Existing animals and habitats include the following:                   <ol style="list-style-type: none"> <li>i. Wild turkeys, sage grouse, plovers, egrets, herons, owls, eagles, deer and more</li> </ol> </li> <li>b. Floodwater management</li> <li>c. Equestrian riding safety (fewer and fewer places to ride)</li> </ol> </li> </ol>	<u>Brianna and Cody Harter</u> <u>Jamison Circle Ranches</u>

**Comments:** (Please reply / submit reviews and comments via email)

**From:** [Sarah Kollmann](#)  
**To:** [Molly Orkild-Larson](#); [Sue Liu](#)  
**Subject:** PF23-002 filing number two forest rim estates  
**Date:** Wednesday, September 13, 2023 9:09:29 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Having received this yesterday and never seen it before then and the deadline being today I would like to say a few things. We've lived in country village since 1992. Greedy developers such as yourself have eaten up all of the natural open space wildlife and everything that's made it enjoyable living out here. That little piece of land was the only thing left that wasn't developed or destroyed. Unfortunately, comments like mine will get swept under the rug I imagine. My family and I very much value the wildlife out here and have witnessed so much of it in that little piece of land. Eagles, Hawks, coyotes, prairie dogs, deer, great horned owls, American kestrels, antelope, many others call that place home and don't deserve to be driven out of it. It is a flood plain that is very necessary to keep open and not crowd with ugly cookie cutter houses or any structures at all. If given the opportunity the people bordering this land would likely buy it to keep it vacant of human destruction. We have witnessed the cisterns going in and would love to know where the water is coming from. Are wells have gone dry in the past and not so recent past at that. We are worried that more tapping into the same aquifers is going to completely devalue our homes and properties that have been here much longer than any established estate there will have been. We would like to see at the very least the trees are left alone, they're old they are alive they are homes to so many endangered raptors and should be left alone at the very least, find some compassion to save them from destruction. We were told only a few homes were going in this area not as many as 14 plus. As you see the multitude of cookie cutter neighborhoods around us, we didn't bank on living like this it has increased light pollution, noise, air pollution, wicked the enjoyment of living In the country out and you doing this to this last little piece of country is truly disheartening. Even if none of this is considered, you must know that you're affecting so many lives human and wildlife in a very negative way by consuming this natural scape in unwanted housing. We flipped out here a very long time and feel our voices are never heard or cared considered. No thanks to your greedy corporation, an incredibly disgusted neighbor. The Kollmann's



**From:** [Michelle Nienkerk](#)  
**To:** [Molly Orkild-Larson](#); [Sue Liu](#)  
**Cc:** [Jeff Baker](#); "[michelle.nienkerk@yahoo.com](mailto:michelle.nienkerk@yahoo.com)"  
**Subject:** Forest Rim Proposed Development – Jamison Comments  
**Date:** Wednesday, September 13, 2023 11:03:11 AM  
**Attachments:** [image001.png](#)  
[Arapahoe County Referral Routing Form - PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat.pdf](#)  
**Importance:** High

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Please see attached for my comments/opposition of the Forest Rim development.

Commissioner Baker, if available I would like to meet with you or have a call to go over this planned development and get you up to speed hoping that you will also oppose this development and be our voice. We are a small community of 19 homeowners, with majority being single occupants and/or those that have been there for 40+years. I am one of the few new(er) homeowners and never saw this coming. How this 38 acre site, formerly part of Country Village, has allowed to be split, a new subdivision created, and potentially developed is baffling to me. All impacting Jamison Circle Ranches and without notice.



Michelle Nienkerk, RPA®  
Senior Property Manager | Lincoln Property Company  
2000 S Colorado Blvd | Tower 3-825 | Denver, CO 80222  
D: 303.226.8211 | M: 303.550.5285 | [www.lpcdenver.com](http://www.lpcdenver.com)



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## Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2  
– Final Plat**

**Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com**  
**Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com**  
**Date Sent: August 21, 2023**  
**Date to be Returned: September 13, 2023**

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Michelle Nienkerk</u> <u>25955 E. Jamison Cir. S.</u> <u>Aurora, CO 80016</u>

**Comments:** (Please reply / submit reviews and comments via email)

See attached, which is not all encompassing given I had 24-hours’ notice to the deadline to submit comments. Nothing was received via mail, by posting at the site or anywhere visible to Jamison Circle Ranches.

1. Allred Subdivision (Jamison Circle Ranches) homeowners did not receive notice of the planned development and we had 24-72 hours to turn our comments and research what has happened with that 38 acre parcel to date. Arapahoe County failed the homeowners and needs to correct their process for notifications.
2. Owners of 25501 E Kettle Ave., sold off 3 parcels within their original land site, which was the Kettle ROW access point to the remaining acreage. Lot 1, Block 1; Lot 2, Block 1; and Lot 4, Block 1.
3. Owners are selling Lot 3, Block 1, with improvements to the developer to avoid the use of Kettle as a ROW access. Developer should plan to use Lot 3 as a ROW access to Kettle. The home structure on Lot 3 is a mobile home and easily removed and land use can be altered to be the ROW access to Kettle, and Country Village subdivision, which was the original site subdivision.
4. The owners created a new subdivision called Forest Rim Estates, around 9.19.2022, Arapahoe Case PM20-003 – shouldn't homeowners been notified at this time of a proposed new subdivision that would impact our values and our parcels?
5. This Arapahoe County allowed creation enabled the owners to sell off the following 3 sites now known as: 25341 E Kettle Ave (sold 2.24.2023); 25423 E Kettle Ave (sold 10.24.2022); and 25603 E Kettle Ave (sold 4.7.2023).
6. Why would this newly formed subdivision use another subdivision as access to their own site?
7. Jamison HOA has zero control of what type of homes are built, what size, setbacks, how homes are maintained, yet this planned development would use our road and access and impact our daily lives? This doesn't seem appropriate, nor can I point to any subdivision or site out there that has done this.
8. The planned development is a separate subdivision from Jamison and Allred and that development should figure out its own row access to a main road (use Lot 3 to access Kettle), and not via Jamison Circle.
9. The planned development looks like it belongs on a city of Aurora block and is not in the spirit or like-kind of any acreage site on Jamison or Kettle. Very minimal detail is given from the developer and Arapahoe County should not approve such a development without considering the sites around it. There is more to this development impact than the small package submitted and under review.
10. The subdivision would add 13 more wells into the Denver Aquifer – is that appropriate?
11. Planned development removes pine trees, which should be kept in place and worked around.
12. I am not an expert on drainage; however, it appears that the proposed Public Local Roadway off Jamison Circle poses serious drainage issues for the 2 homeowners flanking that proposed road.
13. The proposed public roadway also doesn't provide any type of turning areas and needs addressed. Again, which would impact the 2 flanking homeowner parcels along with the parcel to the east of this roadway.
14. Jamison Circle is not able to handle the construction traffic and load weights that this development would need. Safety is also a serious concern.
15. In the event this development is approved, I propose the following:
  - a. Large trees in place should remain and developer works around.
  - b. Prairie dog colonies be relocated, not poisoned or killed.
  - c. Landscaping, fencing, and trees be installed as a barrier to new subdivision with open area setbacks, where the Jamison Circle Ranches homeowners are directly impacted by this development. Jamison HOA input on a fence and landscaping needed.
  - d. Jamison Circle (Allred) values will decrease by at least 50% by adding this traffic, wear and tear, and distasteful planned site, along with views being taken away and the serenity of our community being taken away. Our taxes should be reduced by 50% minimum at the time the development is approved. The impact to Jamison Circle homeowners will be immediate.
  - e. Developer should rebuild Jamison Circle N/S, expand the width, and redo all drainage. Arapahoe County would need to acquire the land from each homeowner to accomplish this.

- f. Developer should add private gates and fencing to each entrance of Jamison Circle to keep our crime and traffic at bay due to this added subdivision.
- g. New subdivision HOA should maintain our Jamison Circle N/S roadway, and ditches, and do all trash removal and clean up during construction and through the life of subdivision(s).
- h. Drainage study needs to be completed as it is not encompassing the impacts on Jamison homeowners.
- i. Traffic study should be done to understand the impact on all Jamison homeowners, with this “public local roadway” being literally in their front yards.

**From:** [Peter Matheson](#)  
**To:** [Molly Orkild-Larson](#); [Sue Liu](#)  
**Cc:** [Jeff Baker](#)  
**Subject:** Input on proposed Forest Rim Filing #2 development  
**Date:** Wednesday, September 13, 2023 6:16:02 PM  
**Attachments:** [Arapahoe County Referral Routing Form docx - Google Docs.pdf](#)

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Good Evening,

Please find the attached file with additional issues in regards to the proposed Forest Rim Estates. One of our current residents of the community was recently informed of the updated proposal with direct access via E Jamison Cir and the Jamison Circle Ranches community. We would insist on being involved at some level with proposals that directly impact this neighborhood and have a chance to voice our concerns.

Thank you,

Peter Matheson  
Jamison Circle Ranches HOA  
Vice President  
970-231-3943  
[pmatheson1080@gmail.com](mailto:pmatheson1080@gmail.com)



# ARAPAHOE COUNTY

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[www.arapahoegov.com](http://www.arapahoegov.com)

## Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat**

**Planner’s Name & Email: Molly Orkild-Larson,  
morkild-larson@arapahoegov.com**  
**Engineer’s Name & Email: Sue Lui, slui@arapahoegov.com**  
**Date Sent: August 21, 2023**  
**Date to be Returned: September 13, 2023**

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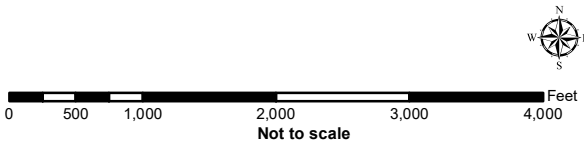
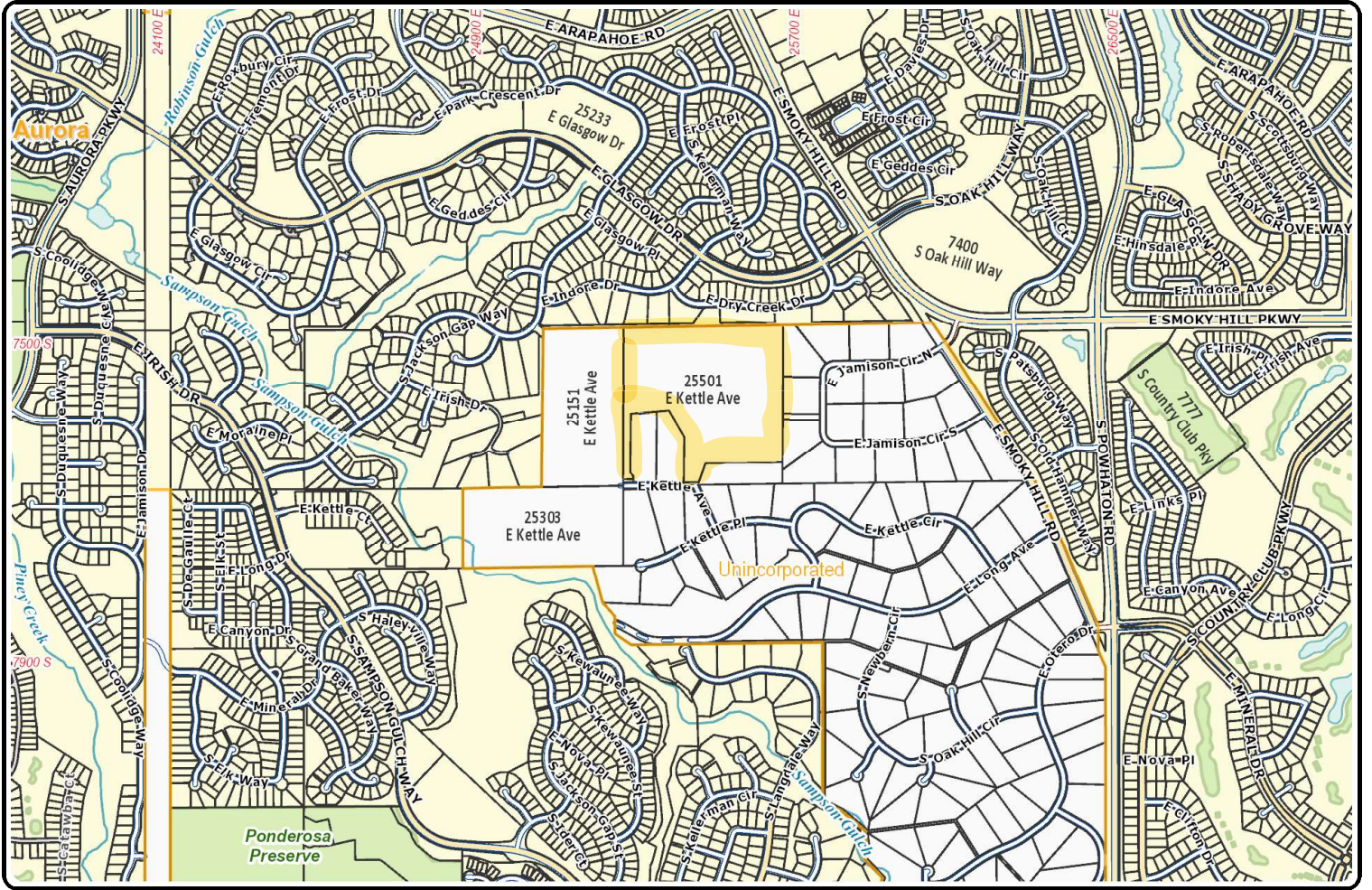
	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Peter and Lisa Matheson</u> <u>25856 E Jamison Cir S</u> <u>Aurora CO 80016</u>

**Comments:** (Please reply / submit reviews and comments via email)

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Proposed access to Forest Rim Estates from Jamison Cir will directly impact our community in major ways, including but not limited to, a large increase in construction and neighborhood traffic, road degradation and an increased need of road maintenance, property valuations, and privacy in an otherwise quiet and close knit neighborhood. Issues with water tables and well depths within our community may be impacted with the addition of 14+ homes to be built along with runoff and drainage problems. Wildlife impacted by the access and building may push some species (Ex. prairie dog colonies) onto our properties to be dealt with by the current homeowners. The single access proposed would lead to vehicles exiting from Forest Rim Estates to shine lights directly into our neighbors home at all hours of the night. This is not an exhaustive list. Having only a single home in our neighborhood who was contacted with the proposal has left our neighbors scrambling to voice our concerns in a rather tight timeline. Please let this serve as a notice of our concerns as a community and request for dialogue in regards to proposed plans. Thank you



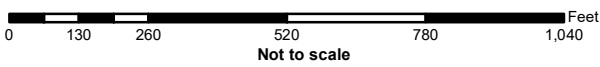
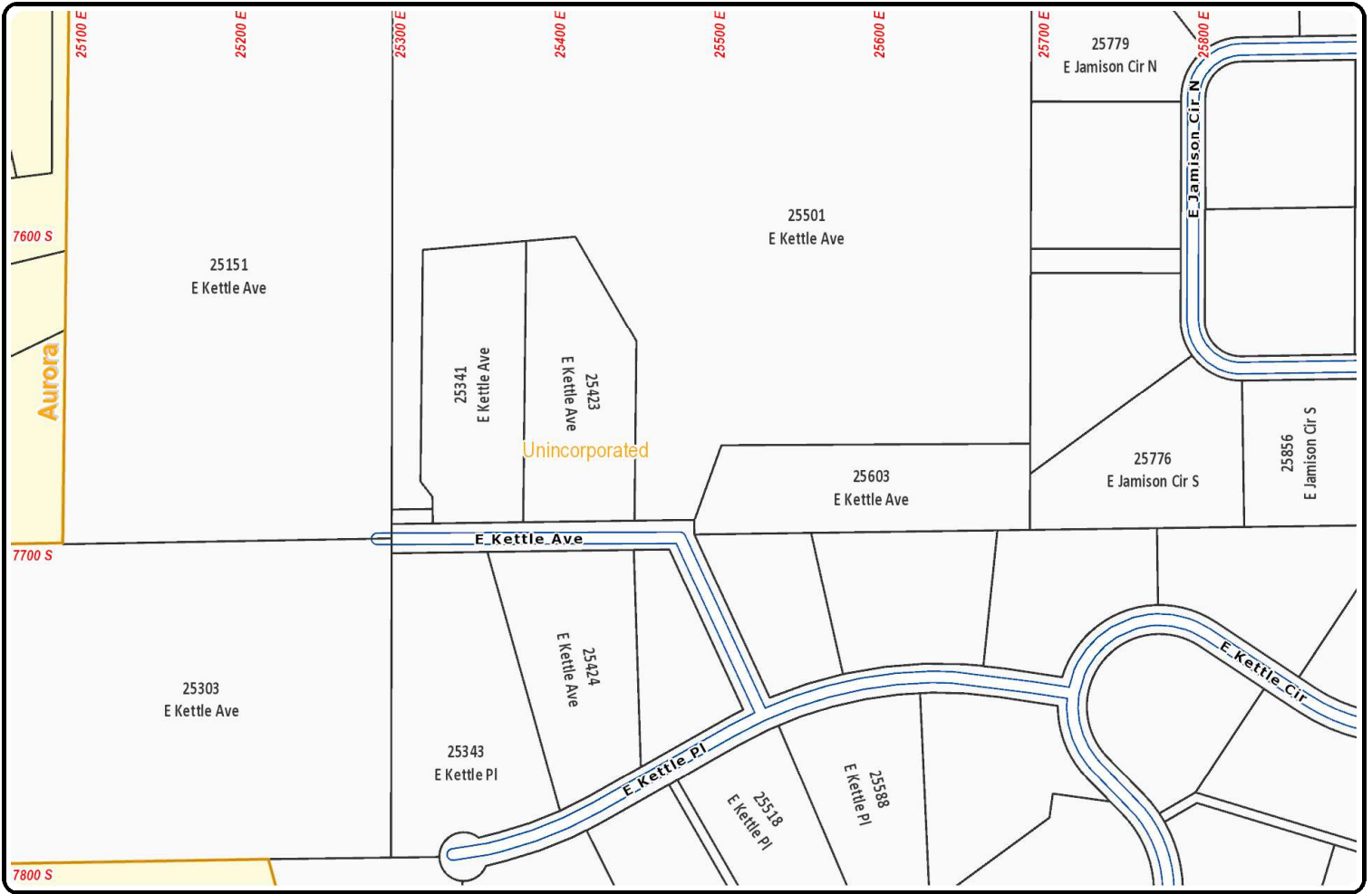
ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

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Map Location



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Map Generated On: 9/13/2023

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Map Location





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**Engineer’s Name & Email: Sue Lui, slui@arapahoegov.com**  
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Homowner 25736 E. Jamison Circle S.</u> <u>Gary McCarthy</u> 

**Comments:** (Please reply / submit reviews and

Please see attached letter in email response.

To Whom It May Concern,

Request for additional time from to review plans and provide questions for the Forest Rim Estates Subdivision Filing No. 2 – Final Plat – PF23002.

At our Home Owners Association (HOA) meeting on Sunday, September 10, 2023, we received information from our neighbor and former HOA president, Ned Gilardino, regarding the with a required responses due September 13, 2023.

We reside at 25736 E. Jamison Circle South which directly abuts to the planned Forest Rim Estates development. We did not receive any notice directly from Arapahoe County regarding this Final Plat nor were there any postings at or near the planned ingress/egress street between our property and 25739 E. Jamison Circle North. As a residence with very close proximity (adjacent) to the proposed development one would have thought we would have been notified directly. Hopefully in the future we will be considered and kept properly informed of any updates.

It appears the Forest Rim Estates subdivision is planning on building 10 homes on approximately 2.5 acre lots. Our main concern is the planned street access for the division.

Our concerns for this plan include the following:

- 1) The plan appears to have a single ingress/egress access to the new development from E. Jamison Circle. Isn't a single ingress/egress access a safety concern in the event this road is made impassable emergency vehicles?
- 2) Increase in traffic from Smoky Hill Road to Jamison Circle. There is no traffic light for the turn off from Smoky Hill onto E. Jamison Circle eastbound, which already experiences accidents, especially in winter. One was serious enough to include a car being forced into the adjacent housing development. We believe the county will need to consider additional signage and/or a traffic light at this juncture to address increased traffic and building equipment.
- 3) The top of E Jamison Circle (at the juncture of Old Smoky Hill) is a blind hill. Increased traffic and large equipment can potentially increase traffic/accident issues there. We believe the county will need to strongly consider additional signage.
- 4) E. Jamison Circle is only marginally maintained by the county. Increased traffic and large equipment will require more upkeep on the road and regular maintenance/plowing during the winter month which was never plowed/cleared during the 2022/2023 winter season.
- 5) E. Jamison Circle South has no streetlights or sidewalks. With the limited sight lines on hills and turns on this loop, increased traffic could create major safety issues. CTHS High School sports teams currently run through E. Jamison Circle for their sports training. Increased traffic, large equipment and supplies could create a safety hazard for these athletes, residents and neighboring divisions that utilize the street by foot and bicycle.
- 6) Jamison Circle is a dirt road with some road base and a cap layer of asphalt. To support the increase in traffic (including construction vehicles), wouldn't there be a requirement to improve/widen/rebuild Jamison Circle to meet current standards?
- 7) A quick at the drawing plan shows the new road with a width of 60 feet. Currently the easement width is less than 50 feet from a Telco riser to our property line.

We understand and respect that the property owners have a right to sell and develop their property, but utilizing Arapahoe County's property (easement) from Jamison Circle to build a road is our main concern. Some possible options to be considered are an entrance and road to their new division off of E. Kettle Ave. in the Country Village neighborhood. The Forest Rim Estates homes are being built adjacent to that street. Could the platt be re-drawn to allow all residents of the planned development to also use Kettle street? There are no issues with sight lines or pedestrian traffic there, and it is easily accessible. Another option is ingress/egress from the well maintained/established roads and infrastructure existing in the Tallyn's Reach neighborhood.

Kindly requesting your consideration in this matter.

Gary and Coral McCarthy

[gdmccarthy@aol.com](mailto:gdmccarthy@aol.com), 303-917-5329

[believecla@gmail.com](mailto:believecla@gmail.com), 720-975-6702



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[www.arapahoegov.com](http://www.arapahoegov.com)

## Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plan**

**Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com**  
**Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com**  
**Date Sent: August 21, 2023**  
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Scott Seperich</u> <u>Patricia Jane Seperich</u> <b>Electronic Signature: Scott and Patricia Seperich</b>

**Comments:** (Please reply / submit reviews and comments via email)

To: Arapahoe County Referral Committee and others:

We are the Seperich family who currently reside in the Jamison Circle Ranches subdivision and have lived here for over 28 years. We are writing in response to the news of the creation of a new road for the Forest Rim Estates which will significantly and directly impact our neighborhood in unfavorable ways.

1. We are a small subdivision consisting of 19 homes with limited travel on the Jamison Circle S. and N. road. Adding additional access to the road from the Forest Rim Estates will not be good for the wear and tear of our road. We already get limited snow removal, repaving, and general upkeep. Adding additional traffic would increase the wear without additional support for upkeep and improvements.

2. Many of us within the neighborhood and adjacent communities enjoy walking on this road with our children, grandchildren and pets. We are very concerned for our safety if additional travel is allowed. The road already is small and not at a width or capacity to handle two way traffic. We respect each other enough to watch out for each other on the road. We are concerned this mutual respect will not be followed with the additional traffic and safety of our residents will be greatly impacted. There are no sidewalks, paths or other safe methods to protect us.
  
3. With the addition of this new road, traffic in our subdivision will increase. As stated before, SAFETY, of our community members will be in question. The proposed road that would enter the Jamison Cir, would disturb the overall community which this subdivision was originally planned over 50+ years ago. The community has invested a significant amount to live in a peaceful, tranquil, country feel neighborhood. We are fortunate enough to have occasional sightings with urban wildlife, (deer, coyotes, foxes, owls, and many raptors, including Bald Eagles). Making changes to our subdivision will impact the wildlife in our community. The addition of a new road will destroy our way of life we have known since this property was originally developed many years ago.
  
4. Another concern we have is how will Jamison Circle N. & S. be maintained and serviced with the addition to more residential access? How will this impact access for emergency vehicles who have to access the area? We believe with increasing traffic, safety concerns will arise. Additional concerns will arise as the construction vehicles enter and exit onto Jamison Circle. Our road is basically a wide dirt road with some road base and a chip and seal cap layer of asphalt which receives minimal county support.

We have only recently learned of the changes to our road and we feel it is irresponsible on the county to not communicate better. Homeowners on the backside of our sub-division, and for that matter, our whole sub-division has received no advance or proper notification that this development was in the works until it is almost too late to dispute. Having only received this information on Sept. 10<sup>th</sup>, 2023 and giving us 2 days to respond is definitely irresponsible, if not illegal on the county's part. We would be more than willing to have a meeting to discuss any and all of our concerns with whomever is willing to listen.

In conclusion, we are requesting NO access to the Jamison Circle subdivision by Forest Rim Estates. The impact on our road, wildlife, quality of life, and personal safety will be harmful and detrimental to our quality of life. Sincerely, Scott and Patricia (Janie) Seperich

Molly Orkild-larson ([morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com))

Jeff Baker ([jbaker@arapahoegov.com](mailto:jbaker@arapahoegov.com))

**From:** [gdmccarthy@aol.com](mailto:gdmccarthy@aol.com)  
**To:** [Sue Liu](#); [Molly Orkild-Larson](#); [Sean Mcmillan](#); [Pat Dodd](#); [Coral Lynne-Arnold](#)  
**Subject:** FOREST RIM ESTATES SUBDIVISION Access Road  
**Date:** Tuesday, February 6, 2024 8:43:09 PM

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Ms Lui,

We are writing regarding the access road between East Jamison Circle and the new Forest Rim development. We are the property owners at 25736 East Jamison Circle South, which is adjacent to the pending new road.

The developer has stated that sidewalks along the access road and new division will be required by Arapahoe County. A long-term homeowners in Jamison Circle Ranches, we respectfully request that the requirement for sidewalks be waived. None of the surrounding neighborhoods in this area, to include Jamison Circle Ranches, Country Village or Stage Run, currently have sidewalks, which helps to maintain the rural look of the land and that a sidewalk would also seriously impede the current aesthetic beauty of the area. Also, we feel it would be detrimental to the wildlife that live in and traverse this area.

Additionally, we are concerned about the maintenance and snow removal of the sidewalks and street. We understand that this will be the responsibility of the new division homeowners, and believe that the sidewalks would impede the clearing of the snow from the road.

We appreciate your consideration in this matter.

Gary and Coral McCarthy  
303-917-5329