

Attention: Dave Green

The proposed map is inconsistent with the previous approved map and is not consistent with the adjacent developed property and zoning.

These lots do not look to be consistent with N1 or N3. The lots are too small. Also, this will greatly impact the traffic pattern. A traffic study needs to address the impact at 70th St and Rimrock, also 70th and Grand.

Sound continuation studies should be required for residential development adjacent to the railroad right of way. (This is in connection to comments on Public Health and Safety as mentioned in your letter.)

We welcome any additional information as to why the existing approved project map from last year is being changed.

Robert Gill
Retired senior planner