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To: [Tolmachoff, Lauren](#)
Cc: [Ely, Jayde](#); [Gehlert, George](#); [KJ SHAVER](#)
Subject: Neighbor Input for Sept 3 Planning Meeting - Modern Ridge Estates
Date: Wednesday, August 26, 2020 11:01:10 AM
Attachments: [Sept 3 Planning Meeting Modern Ridge Estates Input.docx](#)

Good Morning,

I received notice that on September 3, 2020 the Planning Commission will hear a request from the Mateu family to rezone their property in order for them to build a new small housing community. My property backs up to that land and I have some concerns about the proposed changes.

I have listed out some of these concerns in the attached letter, much of it based on the history of the building of the Mateu's family homes. I have also included some history of that property as I know it.

One of the things we love about our home is the horse property behind us and the views of the mountains which we can see from both downstairs and up. Also, with our 1/3-acre lot and positioning of the house we have a very open feel to our property. Thou the horses are gone; we don't feel like a typical neighborhood with houses close by. That is in part because of the A1 property.

We have now lived in our home for almost 30 years. We have no intention of moving. I have always known that there will be something built on the property behind us. I just don't want to be in a position that my neighbors are in where they now have a solid wall, with lights into their back yard, with minimal setbacks and loss of so much of what makes our neighborhood great. We have lost two neighbors as a result of this, I would hate to lose more.

I encourage you to come drive thru the neighborhood. Take a look at the homes in the A1 area, the Mateu family homes, and the homes in Carmel Park that have been or will be impacted based on the changes.

Thank you for considering my input.

Kind Regards,
Nicole Shaver