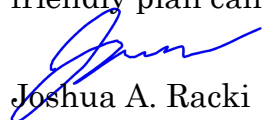


Dear City Commission,

I apologize for not appearing in person. I am coming to you in my personal capacity and not in my official capacity. I have lived in the Castle Pines Subdivision for over ten years. My property abuts the proposed amended plat that is in front of the commission. The issue with the proposed plat is twofold. First, it will greatly increase the housing density in the Castle Pines Development. Currently, the road infrastructure in the Castle Pines Development is sorely lacking. The roads are always packed with parked vehicles, on many occasions, it is impossible for two-way traffic to pass on the streets. This is made worse when the structures built lack sufficient on-lot parking for the number of expected occupants. The current proposed plat lacks sufficient on-lot parking for the number of expected occupants.

This leads me to the second issue. When I purchased my property, I was told that the plan was to make single story townhomes behind my residence. In fact, there was a model home built at 2700 Castle Pines Drive to advertise the plan. Now, rather than one or two single story homes, the plan is to build three essentially three story homes on one lot. These tall homes will block the view and sunshine to my property and my neighbor's property. Most importantly the new proposed homes do not meet the original plan that was proposed and upon which people have relied. Please deny the amended plat until a more neighborhood friendly plan can be proposed. Thank you for your consideration.


Joshua A. Racki