

May 8, 2012

Larimer County
Planning and Building Services Division
P.O. Box 1190
Fort Collins, Colorado 80522-1190
Attn: Samantha Mott, Planner II

Re: Referral of Case Number 12-S3907 – Davis Conservation Development

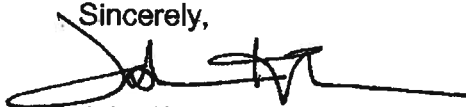
Thank you for the referral.

The property is located within the Johnstown Comprehensive Planning Area and is designated Employment. The property is in the Low Point Wastewater Treatment Plant service area. The Johnson's Corner gravity interceptor sewer is located east of Interstate 25 near County Road 16. A 16" water main terminates in County Road 16 just east of the I-25 frontage road.

The Town does not support this residential proposal as it is contrary to planned non-residential urban development along the I-25 corridor. We believe that the busy, noisy I-25 corridor environment is not conducive to quiet enjoyment of residential property, and that this condition will intensify in the future. We do not look forward to implementing an employment and business corridor plan with objections raised about quality of life from the prospective future residents of this development.

We understand that the City of Loveland has similar concerns and join them in their objections to this application. We will be happy to work with Loveland and the County in confirming land use plans for the corridor and encouraging properties to develop with uses appropriate to I-25.

Sincerely,



John Franklin, AICP
Town Planner

Copy to:
Greg George, City of Loveland
File