

or Lot 2. Whichever of these lots he does not build on he intends to reserve for his daughters, who were born and raised in the existing house and are now college-aged.

These lot sizes are consistent with the sizes of other nearby lots, and the use is compatible with the existing use. An analysis of the greater Hiwan Hills area shows that there are a total of 383 parcels with an average size of 1.00 acre. Mr. Fritsche's current lot is the fifth largest in the entire development. Mr. Fritsche has reviewed the area parcels, and in his estimation not more than four (4) percent of them could subdivide to this minimum lot size due to the configuration of their lots and topography limitations. The unique shape of this lot and its frontage along Wild Rose Drive allows for easy access and use of existing county resources. Its location at the end of a remote cul-de-sac minimizes any impact this subdivision might have on any neighbors.

This rezoning to permit three additional lots is well within and supports the goals of the Evergreen Area Community Plan as well as the needs of a growing region.

#### Water and Wastewater

Water and wastewater treatment services will be provided by Evergreen Metropolitan District. Please see attached documentation.

#### Fire Protection

Fire protection is provided by the Evergreen Fire/Rescue, who has provided the attached confirmation of service letter.

#### Access

Access to each of the four proposed lots will be as follows: Lot 1 and Lot 2 may pull driveways directly from Wild Rose Drive. Lot 3 already has a working driveway. Lot 4 would either have an easement from the working Lot 3 driveway, or a new easement granted just north of that working driveway.

#### Environment

None of the exception conditions exist on this property. Please see attached documentation.

Thank you in advance for reviewing this request. Please let me know what additional information or documents you need. I appreciate your time and attention and look forward to your feedback.

Best regards,



Patricia A. Mellen  
Attorney at Law