

NEIGHBOR! THIS REZONING AFFECTS YOU AND YOUR PROPERTY!!

*If you don't get involved NOW! This New Commercial Rezoning Plan will be approved! It has already been submitted to the Jeffco Planning and Zoning Department!

This Rezoning Proposal is for 52 acres (on Hwy 285) next to the following : Homestead, Doubleheader, The Bluffs, and Golden Meadows Subdivisions. This Proposal (case #14-122034) is for a Planned Development (P.D.) Case name 7679 Iowa Gulch Rd 80465.

A P.D. zoning status allows for many different commercial ventures that don't have to be stated (specifically) in the application for rezoning. This means they are free to change and add different uses as they wish.

Their current proposal (which can be changed) was submitted as: A Public Ski Hill on Hwy 285 which may entail cutting forest for: five ski runs, ski lodge and parking lot, and floodlighting the entire ski hill and structures. This may require making snow nightly, which requires (extreme water usage). All grooming and snow making is done at night. This means: snow cats and loud snow making equipment running all night. Also possibly, night skiing.

ALSO PROPOSED: Twenty-two homes on one acre lots with 20 foot setbacks. The current existing zoning plan is for: SR2 Zoning, residential, on two acre lots with 50 foot setbacks. The existing zoning plan, is in total harmony with our community and neighborhoods.

OUR CONCERNS: Extreme water usage, increased traffic, road access, extreme noise (day and night), flood lighting the whole hillside, cutting down forest, drainage, wildlife, fire, *Not in harmony with our mountain lifestyle.

The large corporation that submitted this proposal has developed larger ski areas. Their main business is dealing and owning "Water Rights".

*To stop this, please ATTEND the zoning meetings! More People = More Power and More Voice! Please attend!

FOR UPDATES AND NOTIFICATION OF THE DATE FOR THE ZONING MEETINGS PLEASE SEND YOUR E-MAIL ADDRESS TO: highway285.iowagulch@gmail.com

**PLEASE SEND LETTERS TO EACH COMMISSIONER AT:
100 JEFFERSON COUNTY PARKWAY, GOLDEN, CO 80419**

OR CALL MAIN NUMBER FOR EACH ONE AT 303-271-8525

SEND LETTERS BY E-MAIL:

Donald Rosier – commish3@jeffco.us

Fay Griffin – commish1@jeffco.us

Casey Tighe – commish2@jeffco.us

CASE MANAGER ZONING DEPARTMENT

Aaron McLean – 303-271-8727 – amclean@jeffco.us

100 Jefferson County parkway #3550, Golden, CO 80419

**GET YOUR FRIENDS, FAMILY AND NEIGHBORS TO CONTACT THEM.
THE VOLUME IS WHAT WILL WORK.**