

To the Grand Junction Planning Commission & Terry DeHerrera,

My name is Brianne Leota. My significant other Jerry Carlson and I am the current owners of the property at 364 29-5/8 Road.

It is unfortunate due to current circumstances with the corona virus that my neighbors and I can not attend this meeting. But since that is the case I felt that you all needed to hear the side of the story from the new owners of the properties that will be directly impacted by the new Goose Downs Subdivision.

I don't know how many of you have actually been down 29-5/8 Road and seen the little slice of country that was almost forgotten that is nestled in the middle of the city. Most of the native Grand Junction folks we have spoken too had no idea that a cute little neighborhood was at the end of this street. I can tell you when we first got here it was a mess. Our house in the eyes of most should have been knocked down and our yard looked like a dump. Our neighbors Bruce and Ora Queen at 372 had much of the same issues. Their yard was in worse shape than ours. We came down to look at the property and immediately fell in love with it's breathtaking views and the city of Grand Junction. So we left the overpopulated hustle and bustle of Salt Lake City in hopes of a slower, more peaceful, less crowed life style.

And we thought we had found it! Unfortunately none of us knew about the plans for a subdivision in our front yards. Ora spent a lot of time and energy getting the area around here cleaned up. From people dumping garbage everywhere to the meth farms that were down here. It is now a very peaceful, quiet little street. Needless to say none of us that live on this road were excited to hear that a new sub division was in the works. We were all very upset to hear at the meeting in October that the first goal of this subdivision was to annex our road and make us wind through the new neighborhood to get to 29-1/2 road.

It appears at current, from the documents on GJ Speaks and the information I have received from Scott that we will still be able to use the remaining 30 feet of this road as access to our properties. Which makes us all very grateful and happy for now.....

However, it sounds like this may only be temporary pending the development of Goose Downs moving forward at which point we would have to weave through this neighborhood to gain access to 29-1/2 road. To those of us that live on and use 29-5/8 road daily this seems unreasonable.

There is talk of IF/WHEN 374 sells out and becomes a subdivision (??, or is that meant to say part of the GD subdivision??) that this road would be completely annexed. Until that time comes if it does, we would all appreciate it if we could continue to use this road as our main access so we don't have to go through the neighborhood to get in and out. As far as the future

plans of the city go, pending further development that 29 5/8 road would then carry straight forward to C 3/4 road you can imagine our neighbors Bruce and Ora at 372 are REALLY not happy about that as this new road would be basically at their front porch.

I understand that all of this was previously approved in 2010. But back then 372 was a landscaping company not a residential home. I'm not sure who lived here at our property or if they cared about this but I can tell you that most of the residents that now reside on 29-5/8 do care.

The fact of the matter is that Terry owns his land and can do whatever he wants with it. And none of us have to like it. All we can do is ask that you take into consideration the people who love this area and live on this road now. Because we are all working very hard to make this our forever home and we don't plan on going anywhere anytime soon.

Here are a couple of my concerns with the new development that I would like to bring to your attention. I realize that most of this has nothing to do with this particular meeting. BUT all of these issues are a concern with this development moving forward. I am not trying to be difficult I just would like to give my input.

1 - Having to weave through this neighborhood to access our lots.

I would ask that you take into consideration leaving 29-5/8 Road as is, now AND in the future. A couple of our neighbors are farmers. To drive their giant farm equipment through a neighborhood is unrealistic. Not to mention the placement of the future proposal of 29-5/8 road and that it will be in the Queen's front yard.

2 - The beautiful view of the monument to the west of our property that will now be a neighborhood.

I would please ask that you might consider putting a 6 ft privacy fence up for all of us that live on 29-5/8 road on the west side of our property lines From Lew Knewtz's property to Bruce and Ora Queen's property to barricade the neighborhood view and all the extra people and traffic that we will be subjected to. I am very, very sad to be loosing this view.

3 - The impact to the wildlife in this area. Terry's land is home to a number of fun creatures that we have had the pleasure of watching. Deer, Rabbits, Squirrels, Birds etc.

We are hoping that these animals will find solace in our land but this will most likely scare them all away.

4 - One of my favorite parts about our land and where it is located is the night sky. The star gazing here is amazing! The new Golden Gate gas station on 29 road has already started to reduced this with their bright lights that pollute the night sky.

I would ask that you consider using only lights that are approved by the IDA (International Dark-Sky Association) for the future houses and street lamps that will be put up in this neighborhood. So that the impact of the light pollution will be kept to a minimum.

5 - Gas lines, I believe that in the previous meeting we asked if gas would be plumbed into this neighborhood. And if I recall the answer was yes.

I would ask that in doing so that a stub out is provided to each of us on this road.

6 - Street improvements, it is my understanding that the west side of 29-5/8 road will have all the necessary street improvements curbs, gutters and sidewalks but the east side would remain as is.

I would ask that you consider improving the full street to its entirety. On BOTH sides so as not to create problems with water run off and other potential problems on our side of the street.

I would like to thank you all for your time and consideration of these issues that matter to the people who will be directly impacted by this subdivision being built in our front yards. I hope you all have a good day.

Brianne Leota