

12PD035

Good Morning:

We have received a copy of the above referenced proposed apartment complex on Catron Blvd. We represent Catron Blvd Investors II who owns the property next door and which is legally described as : Tract A Less Lot H1 and Less Lots H2 of Meadow View Subdivision.

While Catron Blvd Investors II, LLC is supportive of the proposed project, it has some concerns with some of the details related to the project. These concerns are:

- 1- The number of units currently proposed on the site is 304 units. This number may exceed the number allowed for units utilizing one access and may result in limiting Catron Blvd Investors II, LLC from developing its property.
- 2- The proposed development combined with the future development of the property owned by Catron Blvd Investors II , LLC may require additional future traffic control such as turn lanes and traffic signal or any other public improvements.
- 3- Catron Blvd Investors granted the ROW to the SDDOT to allow access to the subject property without any obligation for any additional public improvements to serve its property and without any access limitation.

Catron Blvd Investors II supports the proposed development but would like to ensure that its interests are protected and that the above mentioned concerns are addresses.

Please let us know if you need any additional information.

Thank you for your help.

Respectfully,

Hani F. Shafai, PE  
President



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**From:** Karen Bulman  
**Sent:** Wednesday, January 16, 2013 12:37 PM  
**To:** Lacock Fletcher  
**Subject:** RE: Letner Planned Development

Fletcher,

I am meeting Jim tomorrow at 9 am. If I have any information from that meeting, I will let you know. In visiting with the neighborhood, here are the comments:

Too many people in that area.  
Too much traffic will be generated.  
Too ambitious a project.  
And, they all object to the long building...

I am very concerned about traffic. The project is on a hillside with traffic coming 65 mph up Catron. It is 45 from there to the corner and still way too fast for people to get in and out of traffic, especially with over 300 more residents. I know the traffic study will address this. Getting out from the east end of Wellington to turn left, is not easy now.

I still would like to see what the 4 story building will look like from farther down Catron. I think the building is too tall.

If this goes forward, I would like to see what the buildings will look like. They need to be tasteful and blend in with the land and surrounding neighborhood. I know some of those requirements have changed, but Planning Commission can request that.

Thanks.  
Karen