

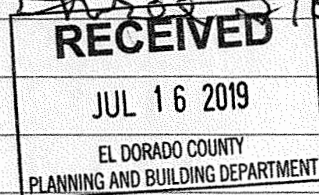
July 15, 2019
PC 7/25/19

Hello Planning Commission: #3
3 pages

I'm writing regarding the development of property known as parcel #'s 331-221-30 and 331-221-32 off South Side Pleasant Valley Rd, approx. 600 ft. west of the intersection with Koki Lane, in El Dorado area, Supervisorial Dist. 3. Owner is Jim Davies. I live at 6363 Page Lane, which puts me at the dead end of our street and my backyard abuts these parcels.

My concerns regards Mr. Davies plans to put a three story structure that will be 30 to 40 ft from my back fence, with an emergency road in-between.

This structure will tower over three properties on Page Lane, near our fences and the ground rises already from 4 ft. to 6 ft. from two of our properties. Now add three stories, quite a site. Where in our quiet neighborhood do you see ~~three stories~~ anything?



I'm worried about our privacy as well as lighting. There's going to have lights on this structure, looming and brightening my back yard, where my bedroom is located.

In addition, the idea of building a senior center (complex) on these parcels seems to be misguided. The parcels are surrounded by single family homes and a senior center there would be a major disruption in our small community. Also there is the traffic issue. Koki Lane is a major entrance/exit for Union Ridge High School and the housing development already there.

I understand that Mr. Davies hasn't secured a right of way and would need to procure a strip of land from Pleasant Valley Rd. to the parcels from a property owner who was evidently unaware of these proposals.

We've lived on our property since 2003 and our back fence is a cyclone fence. We see perfectly into these parcels. Mr. Davies has only made a couple attempts to clear any kind of fire break to protect the homes in our community, in the 16 years I've lived here.

Every year my husband or I climb the fence to clear away from our back fence (100 ft. across and 40 ft. back), because Mr. Davies doesn't care. I spoke to him after the commission meeting in May about the fire break this year. He promised to send a crew out by June 12th. No one has shown up yet. Mr. Davies is unreliable.

Thank you for your time.

Sincerely,
Mr. Dennis Rose
& Mrs. Linda Rose