

# Pleasant Park Neighborhood Association

NEIGHBORS, If you want to be a member and/or on the email list, please email:

[ppnaconifer@gmail.com](mailto:ppnaconifer@gmail.com)

We now need members and a communication network. Please sign up!

New High Density Development **Case Mgr, Lauren Caruso, PE, 303-271-8752** , [lcarus@jeffco.us](mailto:lcarus@jeffco.us)

Conifer Corners, Case 25-108377PA proposed 75 units on 22.82 acres on Pleasant Park Rd.

- 1) When the BOCC approved the Rezone to PD on June 5, 2007, the maximum number of Dwelling Units (DUs) was dependent on:
  - ingress/egress to the development
  - proof of water, and
  - recharge demonstration.
- 2) The maximum of 75 DUs was only for direct access to US285 via Main St. (Main St. has not been extended.)
- 3) 45 DUs was approved if access was only from Pleasant Park Rd.( expandable to 65 w/new traffic study)
- 4) The maximum number of DUs was also dependent on proof of water/recharge. (Proof of water and recharge has not been provided.)

When a formal application is made, a Preliminary and Final Platt Process (PFP) will begin.

PC and BOCC Hearings are open to community involvement.

