



LAND &
HOMEOWNERS
ASSOCIATION

25362 Westridge Road
Golden, CO., 80403

Ms. Susan A. Wood, Case Manager
Jefferson County Planning and Zoning Dept.
100 Jefferson County Parkway, Suite 3550
Golden, Co 80419-3550

31 December 2001

Re: PTI – Case No. 0015485RZP1/EXP1 Rezoning

Dear Ms. Wood:

The Blue Mountain Land & Homeowners Association has submitted comments as requested during the past months on the fore mentioned case. After review of the latest information, we find no reason to alter our previous assessment that this proposal should be denied because it is incompatible with the surrounding land uses and will cause greatly heightened risks to the safety of the surrounding communities – i.e. wildfire hazards from all the components of this planned industrial site.

We were greatly encouraged by the decision of the Planning Commission and their comments. Since then, the decision by Congress to designate the 6,000-acre Rocky Flats Buffer Zone as a national wildlife refuge makes the PTI proposal even more incompatible.

The Rocky Flats National Wildlife Refuge is located east of SH 93. It is already home for many species of wildlife, including a great many species of birds, which could be negatively impacted by the towers. The buffer zone/refuge provides spectacular views of that area's mountain backdrop, with Eldorado Mountain as the centerpiece. The public-funded open space lands surrounding this mountain includes many thousands of acres. Many, including Senator Wayne Allard and Representative Mark Udall, have described this area as the "CROWN JEWEL" of the Colorado open space program. What a shame it would be to stick an antenna through the "CROWN" of this "CROWN JEWEL".

PTI's so-called revised proposal still continues to plan for three giant towers. Getting their "foot in the door" with one tower now leaves that door wide open for future encroachments on the property as planned previously, and degrades the public and private properties in a large area. The recent illegal addition of a 40+foot tower on PTI's property should cause concern about how they would conduct business if allowed to carry out their proposal.

In conclusion, and as stated by the Planning Commission, towers can be put in many places, we only have one mountain backdrop, and in Jefferson County, we already have marred that backdrop with many towers. It is imperative that this "CROWN JEWEL" area be protected and preserved. The Eldorado Mountain site as proposed by PTI must be rejected.

Signed for the Board of Directors

Dennis M. Cox
President
Blue Mountain Land & Homeowners Association

