

GREENBRIAR LANE HOMEOWNERS
ASSOCIATION

December 19, 2001

Jefferson County Planning Commission
100 Jefferson County Parkway
Golden, Colorado 80401



Re: Revised Pinnacle Towers Rezoning Application


Dear Planning Commissioners:

The Greenbriar Lane Homeowners Association remains strongly opposed to the Pinnacle Towers, Inc. rezoning request. Our homes are located on Shanahan Ridge in South Boulder. Each of our homes faces south so that the views from our living rooms, dining rooms, decks and master bedrooms take in Eldorado Mountain. When we look out of our windows we enjoy pristine views over the Eldorado Springs valley and south along the ridges to Coal Creek Canyon. There are virtually no lights in this viewshed at night. We enjoy very high property values in our area precisely because we have these views.

Although the proposal has been reduced to one tower, that would still create a gross intrusion into the natural landscape. Whereas now the ridgeline at night is dark, we would see the flashing lights both day and night. Eldorado Mountain would no longer appear to be natural and untouched. Instead, our primary views would include a massive tall tower. The proposed buildings could be 48 feet above average grade with an additional 15 feet of parapet wall and 30 feet of rooftop antennas. No amount of vegetation or painting will conceal such a massive structure.

Please do not destroy what we all love about our homes. Deny the PTI rezoning application.

Sincerely,


Jim Bensko
President, Greenbriar Lane HOA