

Hello Mr. Kudlaus,

We represent the Maple Valley HOA and 107 homeowners just north of the property located at 6720 Indiana street, Arvada, CO. Please include our comments in Opposition to the Application 20-123867MAA Minor Adjustment and Minor Variance Request.

The current zoning concerns of the proposed Scannell Project Indiana appear to be the properties located in unincorporated Jefferson County that are agricultural and residential zoning as well as the one property in Arvada zoned commercial/residential. Should these properties be annexed into Arvada, we are opposed to rezoning the current uses to a light industrial use for the Project Indiana development given the negative impact on the area with the close proximity to open space and residential. **Adding light industrial of this size with a 24/7 distribution center operation adjacent to open space and with residential in close proximity is incompatible and will have a negative environmental impact on the wildlife in the area, the current residents and the community at large. We are concerned and also Oppose the Minor Adjustment (Application #20-123867MAA) being requested of Jefferson County to adjust the lot line on 6720 Indiana Street, a property zoned A-2.**

The Minor Variance for relief request from the required county setbacks doesn't meet the requirements of Jeffco Section 33 - Agricultural District (orig. 3-26-13). It is publicly known that this relief request is part of a larger project by developer Scannell Properties, who intends to purchase this small piece of land and has proposed the final use of that location for a road to extend 68th Avenue to the east as shown in the annexation documents on file with Jefferson County planning and the City of Arvada (Project Indiana Application #DA2020-01117). See attached Scannell annexation map and the Project Indiana site plan with the area of the lot change Minor Adjustment and Variance Request circled in red and shown as a road . Not having the required 50' setback next to the residential structure on the 6720 Indiana property will have a negative impact to the property and the surrounding community as it puts a road (and the noise and light pollution from such road) close to an occupied home (which is the current use). It also places a road in closer proximity to nearby open space and residential to the north. Not knowing the use of this existing structure in the future as the Scannell development may or may not not transpire, the current use should be recognized and protected as that is the use at the time of this application. **Setbacks are in place for a reason and are required per Jeffco code, therefore; the lot line adjustment and setback relief in the Minor Adjustment and Minor Variance Application #20-123867MAA should be DENIED.**

Protect Maple Valley Committee protectmaplevalley@gmail.com