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FW: ANNEXATION OF LOT 10, BLOCK 1, MORAINÉ PARK

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From Georgia Noriyuki <gnoriyuki@nplaw.biz>  
Date Thu 10/3/2024 4:46 PM  
To jse4532@yahoo.com <jse4532@yahoo.com>  
Cc Cathy Tindle <ctindle@townofgranby.com>

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Dear Mr. Easley:

I represent Blue Diamond Ventures, LLC. The current application is only for annexation into the Town of Granby and designation of zoning. The ultimate development plan has not yet been finalized. Generally, what is anticipated is the removal of the current structures and the building of new housing. Once the parcel is part of the Town of Granby and is zoned, Blue Diamond will then know exactly what the requirements are that must be met. Final planning and design work will then begin. I guess it is just too soon to answer your questions specifically. (No one knows what the new buildings will look like yet.)

But, whatever the zoning and building requirements are at the time will certainly apply and Blue Diamond will comply with all applicable rules, regulations and laws.

Please feel free to contact me directly if you have further questions at this time.

Georgia

Georgia Noriyuki  
NORIYUKI & PARKER, P.C.  
P.O. Box 949  
365 E. Agate Avenue  
Granby, CO 80446  
Telephone: (970) 887-2121  
Facsimile: (970) 887-9990

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**From:** James easley <[jse4532@yahoo.com](mailto:jse4532@yahoo.com)>

**Sent:** Tuesday, October 1, 2024 1:58 PM

**To:** Cathy Tindle <[ctindle@townofgranby.com](mailto:ctindle@townofgranby.com)>

**Subject:** ANNEXATION OF LOT 10, BLOCK 1, MORAINÉ PARK

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Good afternoon,

Given this annexation has been approved by the planning commission it seems the request will go before the BOT on 10/22/24.

Would you agree that if zoned R2 and given the .385 acre lot size that the max number of units Blue Diamond Ventures, LLC could build on the lot is 4 units? Given this 14 unit per acre parameter and the 10' side/back setbacks along with 20' front setback that max height of 35' would likely not be part of a future sight plan? Are there potential structures you have seen that are 4 units and reach 35'?

This annexation request seems to be a clear effort to create investment properties. So given upcoming board meeting I would like to be clear on what those potential investment properties would look like on the lot as a resident within 300ft.

Thank you,

James Easley