



C4-Concerned Citizens for Custer County
“Keeping Custer County Special”
PO Box 862
Westcliffe, Colorado 81252

Custer County Commissioners
PO Box 150
Westcliffe, Co 81252

April 17, 2007

Dear Commissioners:

As you may know, C4 is a new organization that has its roots in the Custer Heritage Foundation. C4 is a non-partisan action group open to all concerned citizens who are interested in the future of Custer County and the geographic area in general. That means it is not limited to county citizens, it is open to all who reside, own property, businesses, or simply visit the Valley area. C4 is growing rapidly and is networking with other organizations that share the purpose and interest areas as C4. The C4 charter describes the organization in more detail and it is attached for your information. C4 is open to the public and you are welcome to attend C4 meetings. C4 will develop positions on key issues facing the County, communicate those positions widely, and actively participate in all county meetings where such issues are addressed. We look forward to the opportunity to offer such constructive input to the County decision making process.

The purpose of this letter is twofold: First, to introduce C4 to you and that was done above. Second, to formally request that you take action through the upcoming Zoning Resolution review process to remove Zones I & II from PUD eligibility. The notion of having PUDs on the Valley floor or in the 35 acre parcels that are adjacent to the 80 acre zone is counter to the vision and intent in the County's Master Plan which states land use in the Grape Creek area should be primarily agricultural and ranching. Moreover, we understand that you recently made a decision to exempt Zones I & II from minor subdivision and cluster development consideration for the same basic reason. We commend you for that decision and ask that you use the same rationale to exempt Zones I & II from PUDs.

We recognize that your decision to exempt Zones I & II from minor subdivision and cluster development consideration has not yet been institutionalized in the County Subdivision Regulation. We also request that be done during the Subdivision Regulation update process to insure your decision is made regulatory in nature.

A final thought reference PUDs: Perhaps it would be wise to place a moratorium on accepting any further PUD applications in Zones I & II until the Zoning Resolution Regulation can be reviewed and changed to exempt those zones from PUD eligibility.

We look forward to working with you and participating in a representative democratic county government process.

//signed//

FOR THE C4 STEERING COMMITTEE: John Brandenburg, Joe Arbuckle, Dorothy Nepa, Bob Dreher

Attached: C4 Charter