

1 CLERK: Do you solemnly swear that the testimony you are
2 about to give is the truth, the whole truth and nothing but the truth so help you
3 God?
4 LITZ: Yes.
5 SHEEHAN: Okay Mr. Litz. You know the drill.
6 LITZ: John Litz. I reside at 11010 W. 29th Avenue in
7 Lakewood and am the Vice-Chair of Plan Jeffco. Plan Jeffco urges that you
8 deny Lake Cedar Group's proposal for the new super tower on Lookout
9 Mountain. Plan Jeffco was organized in 1972 and started the vote campaign for
10 the open space program which was approved by the voters in 1972 and that we
11 have continued to serve as a watchdog for the program and other things in
12 Jefferson County that might impact that program. Time after time the citizens of
13 Jefferson County have affirmed the goal of protecting large tracks of natural
14 land, the scenic vistas. These affirmations obviously were in 1972 with original
15 vote, 1980 where the citizens voted to not devote more money to the cities, but
16 to keep their distribution rate to as it has been and of course in 1998 when we
17 passed the bond issue again a major portion of that was focused on preserving
18 backdrops. In terms of numbers, approximately a third of the acreage and I
19 think about a third of the funds spent by open space has been essentially related
20 to the backdrop. Important to the backdrop, I think it's certainly brought out in
21 the five county intergovernmental agreements starting at the Wyoming line going
22 through Colorado Springs to protect the backdrop and that the preserving has
23 been a high point for the community. The Central Mountains Community Plan

1 recommends preservation of the backdrop. We believe that this preservation
2 would be adversely affected with the construction of the 730 foot tower and the
3 20,000 square foot buildings on the east face of Lookout Mountain. There also
4 would be questions of the effects of lighting, effects on migrating birds, potential
5 for soil contamination from the stand-by diesel generators etc. and of course
6 there's lots of comments on the effects of radiation. Also we have a problem of
7 access to the facilities through residential neighborhoods. The land where the
8 towers are located is residential and was in residential use long before the
9 towers were built and essentially the towers are a non-conforming use in this
10 residential zone and the Lake Cedar Group essentially would just like to extend
11 this non-conforming use. The proposal puts the greatest economic and
12 aesthetic burdens on the community for the convenience of the profit making
13 broadcast industry and Plan Jeffco urges that you deny the Lake Cedar Group's
14 proposal. Thank you.

15 SHEEHAN: Thank you John. Any questions? Okay. I think we
16 had maybe a little confusion in the sign up here. We had two two sheets that
17 said Homeowners Associations only and then we had individual testimony sign
18 up. And it looks like some individuals have signed up to this homeowners
19 association sheet, so let me plow through it and I assume that the Steve
20 Hopkins was part of the CARE group and does not wish to testify. What?

21 WOOD: I'm sorry, Commissioner Sheehan. I did want to note
22 that Harmony Village is present. They told me they are here and as a HOA,
23 they are prepared to present.