

PETITION

NORTHWEST URBAN AREA COMMENTS AND RECOMMENDATIONS TO GPAC

REGARDING DRAFT ALTERNATIVES PRESENTED OCTOBER 21, 2010 AND RELATED MATTERS

November 10, 2010

Residents in the Northwest Urban Area Sphere of Influence met on Nov 10 to discuss the impact of the 3 Draft Alternatives for development of our area. From that meeting and other prior meetings, the following comments and recommendations are presented for the GPAC and Clovis Planning Department's consideration:

1. We believe it is important to point out that existing residents in this area (some for more than 40 years) ARE NOT HOUSES. We ARE HOMES of families that have raised children, grown crops and participated in all areas of Clovis' growth. We appreciate your consideration of our concerns.
2. Recognizing future growth, we ask that all development be considerate of transitional buffers as previously pointed out by the Planning Department. For example, homes on 2+ acres should be adjacent to homes on large lots (i.e., half acre), then homes on smaller lots, then townhomes. (Not townhomes directly across the street or adjacent to large 2+ acre homesites).
3. Road alignments need to respect existing homes.
4. We support Clovis Avenue as a 4-lane street to extend north to Copper Avenue and beyond to connect with Auberry Road. This was part of previous General Plans and agreed to by developers because property lines follow that plan.
5. We recommend that Willow Avenue be connected to Auberry Road because it is already a 4-lane street and would best handle the traffic.
6. We recommend that International Avenue be maintained as a Service Road (2-lane) from Minnewawa to Peach Avenue and NO center islands be established as they would restrict resident's driveway access.
7. We recommend that Minnewawa be maintained as a Service Road (2-lane) from Copper to Behymer and that NO center islands be established as they would restrict resident's driveway access.
8. Regarding Alternative #1, we recognize the anticipated demand for commercial development across from the Willow International Center. Therefore, we suggest that International Ave from Peach to Minnewawa be a service road for local traffic only. Further clarification is needed on "Allow for gradual development by individual property owners". What does this mean?

9. Regarding Alternative #2, we strongly disagree with the "Dominant loop road". It would be extremely expensive and intrusive to so many property owners. Further clarification of "Significant landholdings greater than 100 acres" would refer to acreage of adjacent parcels, not separated by a different land owner?
10. Regarding Alternative #3, it does not allow us to maintain the "Clovis Way of Life" by moving commercial and retail to interior streets. Commercial/retail should remain along the village edges. The Enterprise Canal should not be moved because of the expense, but it could be considered for a bike trail. Auberry Road should connect with Willow and Clovis avenues north of Copper.
11. A major concern is the availability of sufficient clean water for the development of the Northwest Urban Village. Recent development (past 5 years) has tapped into the existing underground water table and created problems for many current residents because we are on well and septic. Therefore, overall planning for sufficient water needs to be addressed before any significant development is approved.
12. A Traffic Engineer should evaluate and make recommendations for any and all alternatives of development growth within the Sphere of Influence as it applies to Green House gases.

Thank you for your consideration and attention to these matters.

Sincerely,

Endorsed by the following Clovis Neighbors of the NorthWest area:

Joe and Carol Cusumano, Brad and Tammy Mack, Otis Loring, Yancey Harmon,
Robert and Laura Borec, Jim and Rosalie Curl, Norm and Sunny Casto,
Thomas and Pat Haught, Al and Darlene Maulden, Dudley and Carol Young,
Bruce and Sally Waln, Ryan and Beatriz Indart, Al and Deanna Gould
Oscar and Lucille Loring, Angelo and Angie Gonzalez, Larry Loring, .

Attachment: Signature page of neighbors

Endorsed by: (Comments of Nov 10, 2010)
Yancey Harmon 287-1843

Robert Borce 29-8-9095

Jim + Rosalie Curl 299-7443

NORM + SUNNY CASTO 299-5657

THOMAS + PAT HAUGHT 298-6311

Brend MACK 297-5645

Phis Loring 916-1930

Joe + Carol Cusumano 355-5021

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