

WHAT THEY ARE SAYING ABOUT SANDSTONE

On March 18, 2008, the community plan for Sandstone American Ranch went in front of the Douglas County Commissioners. Through much work with government agencies, including the Forest Service plus a meeting with the neighboring communities of Perry Park and Valley Park, Sandstone American Ranch received unanimous approval from the County. Much praise was given by the Commissioners for M3 Companies' thoughtful planning and consideration of the values and desires of their neighbors.

Following are direct quotes stated by the Commissioners during the public hearing.

**STEVE BOARD
COMMISSIONER:**

"This project sets a new standard for Rural Site Plan, and it is where we want to go for the future, and I appreciate all the hard work that has gone into this.

...I thought back to what we would have if we were doing standard 35-acre tracts. ...we would probably have a lot of homes that are right along 105, that corridor would not be preserved in any fashion. Having that be the prime agricultural area, and the rotational grazing system is going to make that very much an amenity for perpetuity in the County.

...The aesthetic plan is excellent. What's been done to shield the visual impacts...is setting a standard that we need to now follow in additional Rural Site Plans.

Job well done."

**JACK HIBERT
COMMISSIONER:**

"This is setting a new standard in Rural Site Plan, something I have never seen.

You have taken the RSP process to a level that is going to be very difficult for any other entity...to even begin to stand up to.

It's an incredible, incredible project. I am just very pleased with...the way you've worked with your neighbors.

I am impressed with your conjunctive use water plan that you have for this site."

**MELANIE WORLEY
CHAIRWOMAN:**

"...we want it [Douglas County] to be viewed in a consistent manner, and held to a higher standard than you see in the majority of the Metro Area.

...the 1,200+ acres of open space that we have on this piece of property, it's invaluable. And with that, preserving those view-sheds...this is preserving a significant, beautiful area...

...A big thanks to the applicant for walking the talk. We just really appreciate the fact that you are striving to be a rural community within the County."