



Steve MacIntyre <steve.macintyre@como.gov>

Creeks Edge Plat 1-B (Case 17-93)

Mario Gianino <mariogianino@gmail.com>

Tue, Apr 11, 2017 at 3:30 PM

To: steve.macintyre@como.gov

April 11, 2017 - *via e-mail only*

ATTN: Steve MacIntyre and Planning and Zoning Commission

Dear Mr. MacIntyre and members of the Planning and Zoning Commission:

This e-mail serves as a follow up to my discussion with Mr. MacIntyre last week regarding the above proposed replat. I was unable to make the previous meeting concerning this matter. My intention is to clarify any questions concerning the history that has led to the current proposal and to explain why all interested parties find this proposal to be in their best interests.

Shortly before or after the lot owners purchased their current property, the land behind the property was altered in that a large amount of dirt was removed from behind the lots. By removing this dirt, the owners of the lots had a direct view of the pool and pool house. The builder of our homes and the developer of the land at issue were then contacted by the owners in order to determine the final design of the land. During discussions among the lot owners, the idea of owning the land came to fruition and ultimately a sit down meeting was had between the owners and the developer of the land.

At this meeting, several options were discussed concerning the final design of the land. A reasonable offer was ultimately made by the developer to develop the land in a way where the owners could own the land and have input regarding the final development of the land. A written contract has been agreed to between the owners and the developer. The developer has agreed to grade, sod, and install irrigation systems on the land at issue, among other things. The developer has also agreed to install berms in an effort to obstruct the owners' view of the pool and pool lot. As mentioned, the owners will have input and control over the final design of these improvements.

The lot owners find this deal beneficial because they will extend their current lots and have control over the final design of the land, at a cost that is fair and reasonable. This is also to the benefit of the neighborhood association which will have its liability and maintenance costs reduced by this replat.

I hope that the above clarifies any questions that the Commission may have.

Sincerely,

Mario Gianino (Lot #104)