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From: FRED [mailto:FRED@thurstondesign.com]

Sent: Thursday, August 25, 2005 8:52 AM

To: 'planninginfo@rcgov.org'

Cc: 'pfei@rap.midco.net'

Subject: Letter to Marsha Elkins

Dear Marsha

I am on the Woodridge Architectural committee and have been asked to review the plans for the construction of a house for Jared Tordsen and Tonya Torsen for lots 59 & 60 of the Woodridge subdivision. My preliminary review points out a couple of conflicts with compliance to the Woodridge Associations Covenant. I am aware that the Planning Commission doesn't enforce subdivision covenants but it has been my understanding that a PRD with an architectural committee is the first means of review. It is further my understanding that variances are not granted without approval of PRD's architectural committees. The specific issues that we have with Tonya Torsen's submittal are:

1. The lots are platted as 2 townhouse lots. A single family residence may not be built on the lots without going through a vote of the subdivision membership. The vacation of the lot line would change the membership fee and therefore the income to the subdivision.
2. The plans submitted do not include:
 - a. Landscape plans required by the covenant
 - b. Indication of roofing or exterior wall materials which are spelled out in the covenant.
3. There are residents in Woodridge that are concerned with the drainage ramifications if the house is built as shown.
4. The setback is less than required (this is probably the least of the concerns)

Due to the items listed above the Woodridge architectural committee is opposed to allowing the project to proceed as designed. We are willing to meet with Jared Tordsen and Tonya Torsen to see if we can work out the differences.

Thanks for your consideration.

Fred Thurston