

LOT B BROADMOOR SUBDIVISION

The proposed modification to the original planned development would eliminate the reservation of space for a future club house and pool. Instead, the Home Owners Association has approved the proposed development and sale of two (2) additional 50 x 110 town home lots. Approximately 40 foot of common area would be left between the proposed lots and existing Lot 1. This strip of land is intended to insure that the existing drainage pattern not be disturbed. We would propose that a common area of approximately 15 feet be maintained between the northern lot line of the proposed lots and the existing northern lot line.

As shown in the attached photos, the western portion of Lot B was paved and used as a storage lot during construction. While the surface has been upgraded over the years, the present utilization of the lot for overflow parking is minimal.

We would ask that the city allow access to the two (2) proposed lots through this paved lot. A 40' access and utility easement would be recorded at the time the lots are plated.

Homes would be subject to the same restrictive covenants as the existing homes and built to match the look and feel of the subdivision. A front elevation and floor plan of the units recently constructed on Lots 21 and 22 has been attached with the application and should be representative of the units proposed.