

Comments from Rick Telegan regarding Conditional Use Permit #1200
Excerpted from an e-mail from Mr. Telegan dated July 10, 2015

Building Height:

While we are requesting 45' 5" and the limitation is 40', we are by no means anywhere near the tallest structure in the area (i.e. PG&E's high voltage power lines on 2 of 3 sides of our property are 75' to 80' tall) and the roof elevation is more architecturally correct with steeper roof lines.

Staff Note: The top of the building walls are 30 feet tall, the additional height is due to the steep roof pitch. The roof has a 6:12 slope (i.e., rising 6 inches vertically for every 12 inches of horizontal run). Refer to Attachment 3 for Elevations and Attachment 1 for location of power lines.

Lack of Security:

Our project is entirely fenced, with electronic gates for vehicle access, as well as Closed Circuit Television (CCTV) with people monitoring the consoles, together with interior hallways for individual unit access security.

Opposition from Adjacent Property Owners:

No opposition, either in writing or in person, from the adjacent single-family homebuilder (Bright Homes). The only opposition was from Bandoni--in writing and in person--despite the fact that his property is *directly* across the street--Merrill Place--from our project is city zoned "Village Residential" also, potentially with exactly the same site and building characteristics as we are proposing.

Staff Note: Refer to the Land Use Map at Attachment 8 to see the other land uses in the area and the letter from the Bandoni's at Attachment 16 regarding their opposition.

Reduced Front Yard Setback:

Both the 3-story design and the reduced set-back are needed in order to provide more outdoor opportunities, such as volleyball and basketball courts, swimming pool with large deck area, gathering places, club-house of over 5,000 square feet, and a number of parking spaces that exceeds city requirements.

Staff Note: Refer to the site plan at Attachment 2 for site design.

Location in Relation to Existing Homes

The project site is located out in the middle of an open field with little or no infrastructure. The Planning Commission denied a previous project in Bellevue Ranch (C.W.N. Development and Kevin Carter) in part because it was planned in an *existing* single-family neighborhood while all necessary adjacent infrastructure is there. This project would provide infra-structure to the project site that would also serve other future developments.