



Michael Moylen, VP/CFO
MAG Builders
5001 Wagon Box Place
Highlands Ranch, CO 80130

March 3, 2014

Re: 12 S. Garfield Street Duplexes.

Dear Mike,

This letter is written in support of your application for rezoning from PUD 583 to G-RH-3 at 12 South Garfield Street. Your group presented duplex designs at our January 16th Cherry Creek East community meeting. And you have since met with a group of adjacent neighbors to further refine your design to meet the CCE Design Guidelines. Attached is an email addressed to our board from Phyllis Sinclair, the neighbor directly adjacent to your property to the south which supports your application but with particular concerns regarding design follow-through. These design concerns are as follows

- Provide essential drainage between structures. The drainage needs to be addressed properly with an engineered drainage plan. Cherry Creek has a history of drainage issues.
- A detailed landscaping plan also needs to be provided. This project is on a primary artery in Cherry Creek East and the corner of Garfield Street and Ellsworth Avenue deserves (special) attention.
- MAG Builders has agreed to install required new curbs and gutters, detached sidewalks, tree lawns, trees and neighborhood pedestrian lighting as per the Cherry Creek East Design Guidelines.

Our Cherry Creek East board of directors has reviewed this information and authorized me to draft this letter of support.

Our very best regards,

A handwritten signature in black ink, appearing to read 'Brooks H. Waldman', with a long, sweeping underline that extends to the right.

Brooks H. Waldman, pres

Cherry Creek East Assn
(o) [303-320-6800](tel:303-320-6800)
(c) [720-323-5157](tel:720-323-5157)
brooks@brookswaldman.com
<http://www.cherrycreekeast.org>

brookswaldman

From: Sinclairpa@aol.com
Sent: Sunday, March 02, 2014 10:12 PM
To: sinclairpa@aol.com; brooks@brookswaldman.com
Cc: mmoylen@magbuilders.net
Subject: Fwd: Letter on 12 S Garfield

To the Cherry Creek East Board:

The immediate neighbors to 12 S Garfield are sending a letter of support to Mag Builders and their plans to build 2 duplexes on the vacant lot. About a dozen neighbors have been involved in reviewing the exterior architectural plans. The builder has been very responsive in cooperating with suggestions and revisions. I have not seen their final plan but I believe they will continue to make improvements.

My primary concern, as well as Cherry Creek homeowners in general, is to provide essential drainage between structures. The drainage needs to be addressed properly with an engineered drainage plan. Cherry Creek has a history of drainage issues.

In addition, a detailed landscaping plan also needs to be provided. This project is on a primary artery in Cherry Creek East on the corner of Garfield and Ellsworth and deserves attention.

Mag Builders has agreed to provide both the drainage and landscape plans. To my knowledge neither has been provided.

Phyllis Sinclair 22 S Garfield St 303-263-1255

From: brookswaldman [mailto:brooks@brookswaldman.com]
Sent: Saturday, March 01, 2014 4:26 PM
To: 'Sinclairpa@aol.com'; 'mike@magbuilders.net'; 'mikemoylen@magbuilders.net'; 'robbtrow@aol.com'
Cc: Catherine Ager (cherrycreek.ed@sunriseseniorliving.com); Diane Huttner (dianehuttner@gmail.com); Greg Wolff (greg_wolff@yahoo.com); Jodi Addison (jodi.addison@gmail.com); Julia Spagnuolo (mtgs@comcast.net); Marvin Becker (mbecker@ecentral.com); Nancy Austin; Susan (ssmernoff@gmail.com); Tracy Winchester (tjwinchester@fivepointsbiz.org); Trish Beck Palamara
Subject: RE: FW: Updated Plans on 12 S Garfield