

## Tim Gladhill

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**From:** Neal Krzyzaniak <nealkay@live.com>  
**Sent:** Wednesday, February 04, 2015 10:17 AM  
**To:** Tim Gladhill; Tim Gladhill  
**Subject:** Planning Commission Meeting

Tim , would you please pass this on to the planning commission for Thursday evening as I do not know if I will be able to attend based on other commitments.

Planning commission members I will plan on being present going forward with our Preliminary and Final plat and I look forward to meeting all of you and getting these lots in the ground starting in May. I have a couple items I would like to address .

I feel it is a decision to be made either by the city or the county regarding access to Nowthen BLVD NW as we have done a # of layouts working with staff to come up with access that works in phase 2 and that is shown on the latest plan you have in front of you. It makes for a good design and will allow traffic to move in all directions .

The storm water ponding has been designed to handle the projects 100 year flood mark so there is no need to increase the pond size.

As of today we plan on being the sole builder and we have heard a few concerns regarding all the same homes being built . We will be recording covenants that will say it will not be allowed to build the same two elevations next to each other nor will the same exterior colors be allowed side by side.

I have developed and built out many subdivisions with these covenants and have never had people complain . We are investing a few million dollars into the land and improvements and it is in our best interest to build a development that follows these covenants as we want to have people wanting to live in Harvest Estates .

Sincerely  
Neal K