

Johnson, Brad G. (Salt Lake City, UT)

to ghhoa.email, drsvigh, bseeut, Sam, Diane, me

hi Sherrie

hope this email finds you well..

the hoa board has been looking at your plans. We feel that with the 24ft public utility easement from the edge reasonable to us and something we can live with.. again, please make sure these plans are approved by Wel after the plans are approved by the county, please contact us on other questions and concerns. We will need beautiful home as well.

thanks for working with us.

sincerely

brad johnson
HOA President

Frehners, Lot 101

Sherie/Green Hills x

Sherie Frehner <sherief@mesa-ae.com>

to BRAD.Johnson, Kelly, Tracy, James, CBNDRHSR

Hello Brad,

Please see the attached proposed site plan with the recommendations from the Architect. We would like to a 30'-0" setback as outlined in the CC&R's because of the extreme slope of Lot 101.

As you can see, Option B places the home at the 10' P.U.E. (public utility easement) and reduces the easterr allow a 10' basement (current design is 12') and will allow a walk-out basement scenario. In reference to the n the North East would still be 70' away and higher elevation.

The hardship of building on this lot would be alleviated by:

1. reducing excavation
2. reduces import of foreign materials for fill
3. reduces disruption of the native soils below home
4. shorter sewer line
5. minimizes or removes the need to cut the asphalt for the new sewer line

If you have any questions or concerns, please let us know. We would be happy to meet with the Board to dis experts in this area so would need to rely on our consultants for their expertise.

Our consultants are:

Nielson Architecture & Planning
Kelly Nielson, Architect
nielarch@gmail.com
[801.564.7200](tel:801.564.7200)

Silver Peak Engineering (Topo Survey)
Joshua Jensen, P.E., S.E.
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