

3-4-25

To: City Council and Related Committee Members:

From: Little River Homes LLC

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Subject: 14 Single Family Homes built on Lot-17 River Run Road of Waterview Subdivision.

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1. Each home has a two-car garage and two parking spaces on their driveway.
  - a. The driveway is a private driveway and not maintained by the city.
2. Legal Description will be created from the CSM once the site layouts are approved.
  - a. The property already has a legal description from the existing Waterview Subdivision.
3. We built 19 twinhomes creating 38 zero lot line single family homes. We also built two 4-unit condos. This is a continuation of providing multi-use housing for the area and near schools.
  - a. Our compact designs offer homeowners a great starter home or retirement home.
  - b. Our site is right across the street to Southern Bluffs Elementary.
  - c. Safety has been addressed from the new round-a-bot entering/existing the subdivision.
  - d. This 3.2acreas is at the North end of River Run Road and it is a quiet and a private setting.
4. Our "private" driveway comes off from the end of the cul-de-sac on the north end of River Run.
  - a. The subdivision was originally set up to accommodate this driveway and extension.
5. 14-single family home sites with an attached 2-car garage as shown on the designs.
6. A school is across the street and sidewalks throughout the neighborhood.
  - a. We have a walking trail that extends along the rear of our existing subdivision and runs down and along the new subdivision.
  - b. The front part of the entrance has open land that will be used as common space.
  - c. Drainageways are shown on the designs.
7. We will have a site sign at the entrance identifying the lots and homesites available.
8. Plants and related landscaping would be from each homeowner.
  - a. Lots will be purchased by a new buyer and they have one year to begin building.
  - b. Homes will be customized for each buyer to fit within the defined footprint and their budget.
  - c. Each buyer determines their own landscaping features-bushes/plants etc.
  - d. Each home will have a common drainage design that bring water around home to drain.
9. All designs have been submitted(hard copies and electronic)
  - a. We will have about 4-6 unique elevations. The home designs will stay similar to each other
    - i. We will offer 3-4 different interior layouts and sizes of homes to accommodate buyers.
10. The sewer and water laterals are shown on the plans/designs.
11. Private utilities are defined on plans
  - a. Xcel will be helping us determine the location of pedestals and home meter mounts.
  - b. We have one transformer at the front entrance to the new private road.
  - c. Sewer and Water laterals are also located at the entrances of the new subdivision.
  - d. A fire hydrant and streetlight are located at the entrance.
12. Soils conditions are listed, if applicable, on the site plan.
13. All topography layouts have been shown on the site plan designs.

14. We have no/little need for using the adjoining lands.
  - a. All water runoff will be maintained within this development.
  - b. We will take care of our own streets and run off needs.
15. This development will not be staged.
16. There are no restrictive covenants.
17. Erosion control measures will be met and maintained and kept to City ordinances.
18. This property will have a simple HOA to take care of one main item, plowing.
  - a. Each homeowner will take care of their own property and own the land they are on.

Thank you for your consideration.

*John Mazzola*

John Mazzola  
Little River Homes, LLC