

Meir Gottlieb
59240 Button Willow Drive
Clark, CO 80304
(443) 722-9635

Friday, September 8, 2023

Blake Kelly
Routt County Planning Department
136 6th St., Suite 200
Steamboat Spring, CO 80487

RE: Objection to Planning Project Number PL20230073

Dear Mr. Kelly:

It has come to my attention that Mark Carpenter has filed an application with the Planning Board, project PL20230073, to remove the building envelope from the plat of his property, Filing 3 Lot 23 in the Red Creek subdivision in Clark, CO. I own Filing 4 Lot 6 which is directly south across the valley from Mr. Carpenter's property.

I strongly object to the replat of Mr. Carpenter's property. All buyers who purchased property in the Red Creek subdivision, including Mr. Carpenter, were fully aware of the covenants, including the covenant requiring building within the specified building envelope.

When I purchased my property and planned to build my home, I did so with knowledge of other neighbors' future house locations, based on the currently platted building envelopes. My planning took into consideration existing and future buildings that would be in my view. If Mr. Carpenter follows the requirements, his allowable platted building envelope does *not* allow a home that would be in my view. However, if Mr. Carpenter's application request is approved and his required building envelope is removed, Mr. Carpenter will build his house on the ridge directly in my view, negatively impacting my home.

Removal of Mr. Carpenter's building envelope is not equitable to existing owners in the Red Creek subdivision. We purchased our properties with knowledge that houses would be built within specified building envelopes. Mr. Carpenter knew the building envelope location when he purchased his property, and he could have purchased a different property if he objected to the requisite building envelope location.

Furthermore, the narrative by Four Points Surveying and Engineering Mr. Carpenter submitted is factually incorrect. Removal of the building envelope *will violate* Red Creek Subdivision filing 3

covenants. Section II.4.A.i of the Supplemental Declaration of Protective Covenants for Red Creek Subdivision Filing No. 3 states:

On each Lot as shown on the Supplemental Map, an area will be designated as the "Building Envelope" for that particular Lot. No dwelling, outbuilding or improvement shall be erected or placed on any Lot outside of the Building Envelope for that Lot unless otherwise specifically approved by the Routt County Planning Administrator following approval by the Board of Directors of the Association.

Mr. Carpenter has not received approval for this application to remove the Building Envelope from the Red Creek Homeowners Association Board of Directors. Also, it is possible that the new house will affect skylining if Mr. Carpenter builds his house on the ridge as he intends.

As the owner of Red Creek Subdivision Filing 4 Lot 6, I respectfully request that Mr. Carpenter's PL20230073 request be denied. The Building Envelope on Red Creek Filing 3 Lot 23 should remain as Platted on Red Creek Filing 3 Plat - Reception No 400004.

Thank you for your consideration.

Sincerely,

Meir Gottlieb

Blake Kelly

From: Meir Gottlieb <meirgottlieb@gmail.com>
Sent: 08 September 2023 17:33
To: Blake Kelly
Subject: Comment on Lot 23 Red Creek Filing No 3 – Building Envelope Removal, Project PL20230073
Attachments: Carpenter Project Objection - Gottlieb.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Kelly,

Attached please find a letter with my objection to Planning Project Number PL20230073, Lot 23 Red Creek Filing No 3 – Building Envelope Removal. Thank you for your consideration. Please confirm receipt of the letter.

Thank you,
Meir