

**Revised (February 2017) Alamo Summit Project – Single Family Residence
County File Number DP15-3039**

This revised application shows a substantially reduced house footprint from the previous submittal. The previous house was approximately 27,800 sq. ft. This revised, proposed home is 14,900 sq. ft. (approximately 50% reduction). We have revised the grading significantly to avoid grading the crest of the ridge that lies to the west of the home and minimize cut. The proposal is to merge lots 7, 8, and 9 of Tract 7553. The existing project approval allow for 3 separate homes to be built on these 3 lots within the development zones. Merging these 3 lots and only building one house is a substantial reduction in overall development impact. The grading proposed for this revised house plan is substantially less than what was previously proposed. On the previous proposal, almost 60,000 CY of export/cut was proposed. With this revised plan, only 7050 CY of export is proposed. This dirt will not be removed from the site. It will be placed in future development areas that require import. This proposal involves using the future alignment of Alamo Summit Drive for construction access. We would make this a gravel road and utilize this alignment for construction purposes. The exhibit in the project package shows in red the construction access which connects to Ridgewood Rd. The blue shows the access to the house. The only access via Castle Crest Rd. would be when the house is constructed and automobiles. This proposal includes the construction of Valenza Lane, Alamo Summit Drive and Salerno Lane. The construction of these improvements would be in accordance with the existing county approved grading and improvement plans and we are not proposing any deviation from these plans.

We understand that this proposal involves amendments to conditions 25, 26, and 27. We are requesting that these conditions are amended to defer the improvements to Ridgewood Rd. and Alamo Summit Drive to allow us to use the existing Ridgewood Rd. and the alignment of the future Alamo Summit Drive for construction traffic purposes. We would place compacted gravel on the alignment of Alamo Summit Drive for construction access purposes. Castle Crest Rd. would only be utilized by automobiles and for access to the home by the residents. We would assess the condition of Ridgewood Rd. and make sure any damage that is caused is promptly repaired. We are complying with the condition to use Ridgewood Rd. for construction access.

This project does comply with the design guidelines as it minimizes grading; the home does not impede on any of the scenic easements; the ridge on lot 7 is preserved; the home does not exceed the allowable height; earth tones have been utilized to minimize any possible visual impacts and the design of the homes conforms significantly with the exiting topography and minimizes cut. Furthermore, the three vantage points identified in the project approvals are depicted in visual simulations that are included with the submittal package. From these vantage points, this home cannot be seen due to existing vegetation.