



FAR NORTH COLUMBUS COMMUNITIES COALITION

September 8, 2004

Dana Hitt
Development Commission
757 Carolyn Ave.
Columbus, Ohio 43224


Re: Z04-060, 7601 Alta View Blvd

Dear Dana,

The Far North Columbus Communities Coalition met with Joe Pinguet, applicant, at our September 7, 2004 meeting. The FNCCC voted unanimously FOR the zoning proposal with 10 in approval, 0 in disapproval, and 0 in abstention, contingent upon the following:

1. Approval of the traffic division that the combination of the day-care facility, new street (Alta View Court) on which this development will be built, and close proximity to Slate Hill Elementary School and Campus View Blvd will not pose a safety concern or impair reasonable travel time expectations for any travelers going to or coming from these locations.
2. The text should show 25 units consistently throughout the document. Our draft from yesterday showed 24, 25, and 26 units in different places. Joe Pinguet agreed to be sure that 25 units was stated consistently.
3. The limitation text will include by reference all portions of the warranty deed that is enforceable and that might normally reside in the limitation text. I am not sure of the legalities and requirements acceptable to Development Commission, but we agreed that certain portions of the warranty deed should really be in the limitation text. For example, the square footage / height requirement in item 3. of the protective covenants should be in the development standards of the limitation text. **I WILL CALL YOU TO DISCUSS HOW THIS SHOULD BE ACCOMPLISHED MOST EASILY.**

If can answer any questions in advance, please call me at work, (614) 577-4175.

Sincerely,

Michael Louisin
President
Far North Columbus Communities Coalition

cc: TEXT & WARRANTY DEED

P. O. Box 261504
Columbus, OH 43226