

Neighborhood Petition Regarding
1204 North Cedar Brook, Boulder, Colorado 80304

November 12th, 2009

Ms. Yvonne Patten
Mr. William Strahn
3025 Broadway # 26
Boulder, CO 80304

Dear Ms. Patten and Mr. Strahn:

As neighbors of your property at 1204 North Cedar Brook Rd., Boulder, Colorado 80304, we are frustrated with the state of unfinished construction next to our homes. We are prepared to take further legal action if you do not provide prompt resolution of the issues. We see the following problems with your property:

- the 1-year construction time limit has been exceeded
- no structure has been finished in the last 3 years
- the site has been negatively affecting property values and the neighborhood attractiveness
- the property has been covered with trash, weeds, and scraps of tar paper
- the site has become a safety hazard with flying press board and unsecured lime
- the property is a significant eyesore for anyone in its line of sight or driving by it.

In a letter dated November 11, 2009, the Boulder County Chief Building Official Jeff Dwight has informed us that your building permit is valid and that there are no outstanding issues preventing the construction from proceeding. A copy of the letter is attached.

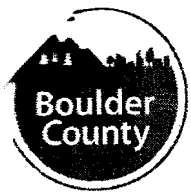
Having a valid building permit from the County to construct on your property does not mean that you can violate the limitations and restrictions of the Protective Covenants of the Pine Brook Hills Subdivision.

The Architectural Review Committee has formally notified you of these unacceptable conditions in its letter to you dated October 24, 2009. We support that letter. However, you must understand that the Protective Covenants provides that any owner or owners may also enforce the Covenants including injunctive relief and damages.

We demand that you promptly take all necessary actions to complete construction of the permitted improvements no later than June 1, 2010, and that you confirm in writing to our counsel, and to the Architectural Review Committee, no later than December 1, 2009, that you promise to take those steps, providing an interim construction schedule that is reasonably calculated to complete construction by June 1, 2010. If you cannot or will not take these steps, we are prepared to initiate legal proceedings.

Please direct any correspondence in this matter to Kenneth D. Robinson, Esq., Robinson Tweedy, P.C., 1136 Pearl Street, Suite 202, Boulder, CO 80302.

Residents of North Cedar Brook Road



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety and Inspection Services Division (303) 441-3925

Architectural Design Committee for Pine Brook Hills
North Cedar Brook Residents

RE: 1204 North Cedar Brook

Nov. 11, 2009


The purpose of this letter is to clarify the status of building permit # BP-06-408 for the new single family dwelling at 1204 N. Cedar Brook.

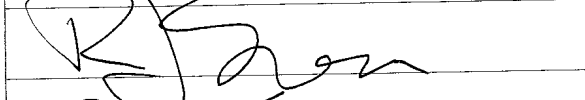
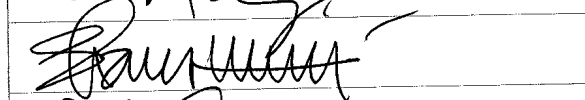

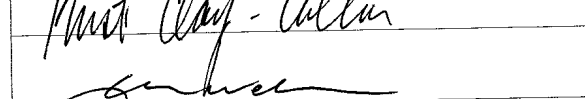
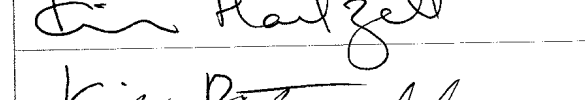
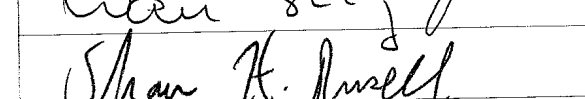
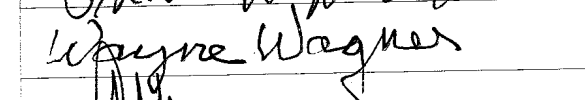
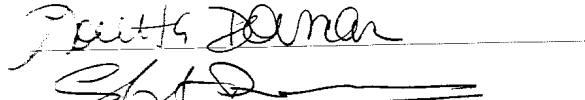
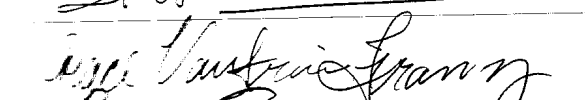
- The building permit is valid.
- The following inspections have been conducted and signed off or partially signed off:
The footing inspection
Partial foundation inspection
Underground electric.
Underground gas piping.
Temporary construction meter release
Wildfire defensible space.

The following issues have been resolved and are not preventing construction to proceed:

- The tree cutting in the right of way is not required.
- The wildfire cistern is not required. The fire hydrant has been approved in lieu of the cistern as the source of emergency fire fighting water supply.
- An automatic fire sprinkler system is required inside the dwelling as the fire flow from the fire hydrant is inadequate to exempt the dwelling from the sprinkler requirement.

If you have any questions or concerns, feel free to contact me.


Jeff Dwyer, Boulder County Chief Building Official
720-564-2607, jdwyer@bouldercounty.org

Signature	Address
	1285 N CEDAR BROOK RD
Judy Smith	1285 N. CEDAR BROOK Rd
	445 Fountaintree Ln.
	901 N. Cedar Brook Rd
	1306 N. CEDAR BROOK RD Boulder CO 80304
Mark Clay - Cullen	1306 N Cedar Brook Rd Boulder, CO 80304
	997. N. Cedar Brook Rd Boulder CO 80304
Michael J. Fry	966 N. Cedar Brook Rd Bldr 80304
Tim Hartzell	1257 N. Cedarbrook Rd, Bldr 80304
	1043 N. Cedar Brook Rd Bldr 80304
	1332 N. CEDAR BROOK RP. BOULDER, 80304
Roger G. G. G.	1105 N. Cedar Brook Rd Boulder 80304
Cam Frisby	1105 N. CEDAR BROOK R. BOULDER 80304
Wan Si	1275 N. Cedar Brook Boulder CO 80304
Shan K. Russell	1234 N. Cedar Brook Rd Boulder CO 80304
Wayne Wagner	71 Ridge Drive, Boulder, CO 80304
	745 N Cedar Brook Rd Boulder, CO 80304
	745 N. Cedar Brook Rd Boulder, 80304
Shan K. Russell	1131 N. Cedar Brook Rd, Boulder, 80304
Jean VanNostrand	770 N. Cedar Brook Rd, Boulder, 80304
David VanNostrand	770 N Cedar Brook Rd Boulder 80304
Martin Rybczynski	901 N Cedar Brook Rd, Boulder, CO 80304
Patti Daman	1253 N Cedar Brook Rd, Boulder CO 80304
	1253 N Cedar Brook Rd Boulder CO 80304
Jean VanNostrand	982 N Cedar Brook Rd Boulder CO 80304
Kym Tracy	982 N Cedar Brook Rd, Boulder, CO 80304
	997 N. Cedar Brook Rd, Boulder, CO 80304