

Barry Beyler

From: Jerry Jennings [jenningscrew@comcast.net]
Sent: Tuesday, July 27, 2010 1:24 PM
To: bbeyeler@cityofboardman.com
Subject: River Ridge Estates

July 26 2010

City of Boardman Planning

Members of the Planning Staff:

Prancing Horse LLC is happy to present it's request for an update and approval to allow construction of infrastructure and home building in the next phase of River Ridge Estates.

The project, located at the intersection of Wilson Road and River Ridge Drive, will supply much needed new housing for the City of Boardman and, with your approval, will consist of building approximately twenty new homes.

These new homes will be single family, duplex or triplex structures. The contemplated single family home prices will vary between \$120,000.00 and \$150,000.00. The variance between the high and low will be determined by the

homebuyer and the amenities the buyer will request as opposed to a "Spec" home built by the builders.

The value of total construction will be, between infrastructure and home building costs, between \$ 2,900,000.00 and \$4,200,00.00 depending on the mix of single family and the duplex or triplex building mentioned earlier.

The demand for housing and the reception by builders, especially with the SDC credits now offered by the City Of Boardman, make this project very desirable at this time.

In closing Prancing Horse hopes for approval and looks forward to working with the City for the completion of a successful project.

Sincerely

Jerry Jennings
Prancing Horse Properties LLC