



October 2, 2012

The Honorable Richard Morrison
County Commissioner
Fort Bend County Precinct 1
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Variance Request – Building Setback Line Requirement
Del Webb – Richmond Section 18-B

Dear Commissioner Morrison

Del Webb Richmond is a Master Planned Community, located in the Richmond ETJ on FM 762. The entire property is within the City of Richmond's ETJ. The land plan has three basic lot sizes, 41' X 110', 51' X 110' and 65' X 110. CW Richmond LLC and the City of Richmond entered into a Master Development Agreement on May, 27, 2007. As part of this agreement the City agreed to 20-foot BL for the 41'X110' Product. CW Richmond LLC is respectfully requesting a variance to Fort Bend County Regulations of Subdivision requirements 5.12.C.1 (minimum 25-foot front building line setback) and 5.14.E.4 (minimum 5,000 square foot lot sizes) for the 41' lot size.

We appreciate your consideration on this matter.

Please contact me if you have any questions.

Sincerely,

James R Cartwright, PE
Lippke Cartwright & Roberts, Inc.
Vice President