

Carol Kuhn, AICP
Planning Manager
Community Development
2255 W. Berry Ave
Littleton, CO 80122

March 9, 2018

Ms. Kuhn:

I am the owner of 1151 W. Mineral Ave consisting of approximately 6.7 acres of vacant landed zoned PD-C. This letter shall provide my approval for Elkco Properties Inc. to submit for your consideration a Preliminary Project Plan Application to change the zoning from PD-C to PD-R.

I strongly support this proposed zoning change. I purchased this property in 2014 and the previous owner had it listed for 10 years and was unable to sell it due to PD-C zoning. Since listing this property for sale over 3 years ago we have had interest from numerous developers but not one single inquiry for an office style use as permitted by current zoning. Elkco Properties Inc is the 2nd group we have been under contract with after the first group terminated during their due diligence and rezoning process. Since entering into a contract with Elkco, we have received 2 additional back-up contracts from groups looking at uses requiring a re-zoning for residential components as well. With the market activity and feedback over the past years, I feel Elkco is pursuing the highest and best use for this property.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Boyer". The signature is fluid and cursive, with the first name "Ron" being more prominent than the last name "Boyer".

Ron Boyer