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September 24, 2014

Mr. Fred Bromberger
City of Littleton
Public Works
2255 W. Berry Avenue
Littleton, CO 80165

**RE: Request for Vacation of Permanent Roadway Purposes and Utility Easement -
Littleton Commons West (Lot 1, Block 1 Erickson Subdivision)**

Dear Mr. Bromberger:


As you are aware, the previous owner of the Littleton Commons West property granted the City of Littleton a Permanent Roadway Purposes and Utility Easement in September 1996 (copy attached). The purpose of this easement was to provide the City of Littleton with access to the pond outfall structure and storm drain pipe that were used for drainage from the pond that was previously located on the property (see attached depiction). The pond, pipe, and outfall structure have all been demolished and a new detention pond and storm sewer system are in the process of being installed. Also, the 30' drainage easement shown on the attached exhibit, which terminated at the pond outfall structure, was recently vacated by City Council action; therefore, the current easement is no longer necessary. Additionally, the easement impairs the adjacent commercial pad and would unnecessarily affect the development and value of this parcel.

Due to the foregoing, we are hereby requesting that the City vacate and quitclaim this easement, which is no longer needed and execute the attached quitclaim deed instrument.

We appreciate your timely consideration in this matter.

Very Truly Yours,

LC West, LLC



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