

October 16, 2014

City of Littleton Community Development
City Council
2255 West Berry Avenue
Littleton, Colorado 80120

Re: City Council Meeting

Dear Members of City Council:

It is a pleasure to present to the members of City Council the Final Plat of three residential blocks within the recently approved final plat of the Littleton Village project. The purpose of this letter is to introduce the intent of Richmond American Homes in gaining approval of City Council to move forward with a dynamic and new community.

As you know Littleton Village the former Marathon Oil site at 7400 South Broadway has been a long anticipated project. A new mixed use and single family community in Littleton will refresh and attract vitality to the City. It is exciting to be a part of Littleton's history in implementing the residential portion on the eastern half of the property. Enclosed is the Final Plat for your review.

The parcels Richmond American Homes are representing for Final Plat are:

Parcel P Lot 1 Block 4 Single Family detached homes 56 lots

Parcel M Lot 2 Block 7 Single Family detached homes 22 lots

Parcel T Lot 1 Block 8 Single Family detached homes 23 lots

Parcel P is designed for detached homes with private alley loaded garages and front doors facing the open space boulevards and Central park. Internal to the block homes face a central green space with extra parking areas on the ends. This block will have a very urban feel perfect to attract downsizers and young professionals.

Supporting the diversity of the community, Parcels M and T are single family lots attracting that population who desire a more traditional product with an urban touch. The east side of parcel T has a wide buffer approximately 60' wide for easements, utilities and landscaping. The proposed backyards in addition to this buffer fit into the adjoining neighborhood.

The quality and tradition Richmond American Homes puts into their product will attract a dynamic population to this new neighborhood for generations to come. We appreciate your review and consideration of approval for the Final Plat presented. Please feel free to contact me with any questions at 303.575.4592

Sincerely,
Norris Design



Kim Holland
Associate