



October 10, 2016

Ms. Andrea Mimnaugh
Planning Manager
Community Development – Littleton
2255 W Berry Ave
Littleton, CO 80120

RE: Letter of Intent

To Andrea,

Central Development is seeking to modify the zoning of a site located at 5000 South Prince Street. The site is currently zoned PUD-C. We are seeking a change to PUD-R to allow the development of a 56 unit town home project. The Intent of the amendment is to change the zoning.

Some drainage, grading, and utility work will need to be constructed off site and we have cooperation from Walgreens to the South, Green Leaf to the North, and the Colorado Water Conservation Board to the East. Once the scope of work is finalized Tom Ragonetti at Otten Johnson Robinson Neff + Ragonetti will prepare the documents.

The Colorado Water Conversation Board, Joe Busto, has agreed to an all crusher fines trail to connect from our internal pedestrian walkways to the crusher fines secondary trail along the Mary Carter Greenway Trail at two locations as shown on the plan.

Platte 56 will bring additional activity and engagement to the surrounding amenities and add economic vitality to the surrounding retail in addition to offering residents of Littleton a “lock and leave” housing option that will be owned and not a rented apartment building.

Sincerely,

CENTRAL DEVELOPMENT, LLC

A handwritten signature in blue ink, appearing to read 'Jeremy Records', is written over a light yellow rectangular background.

Jeremy Records

Principal

cc: Brad Cushard