

August 13, 2019

Hello Dan:

Due to the notification of our Development Site being subject to the Buckley Air Force Bases Accident Potential Zone (APZII-N) on the eastern portion our property limiting the construction of housing to only one (1) housing unit per acre, we wish to submit a request for consideration of a redesigned Site Plan.

After extensive re-evaluation of our Altura Farms Development, we have determined, given the current allowable R-1 development opportunities for our property located off Laredo and East 12th Ave, with a street address of 1120-1190 S. Kittredge Street, Aurora Co. 80011, we would like to submit for discussion and preliminary review the following:

A Development for Construction of Seven (7) Single Family Homes (SFR's) estimated to be approximately 2478 Finished Square Feet in completed 2 story home, 4 bedrooms and 2 ½baths, crawl space, with 2 car garages, sitting on approximately 6,000 Square Feet of Lot on a development site representing approximately 1.94 acres. (Lots 1-5). Also included is the address of 15950 E 12th Ave. which the home will be demoed and split into 2 lots.

With this transaction now there will be a total of 7 lots to be developed.

One (1) Home will be constructed on a 1/2-acre parcel (Lot 5) which sits in the APZ II area of the development. The remaining six (6) home sites will be constructed on the property not designated as an APZ II in the development.

The Developer recognizes the requirements to complete the infrastructure for the development to include road improvements, sidewalk curb and gutter, water and sewer runs connecting all utilities, and landscaping.

Thank you for you and your team's assistance in bringing our development into construction.

German Aldana, Owner

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