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Letter of Introduction

January 2, 2019

Project Name:	C & G Metropolitan
Project Address:	9598 E Montview Blvd.
Applicant:	Kevin Anderson, Architect
C.D. Program Specialist:	John Ralston

Owner:	Razz Cortes-Maceda 15655 E Prentice Lane Centennial, CO 80015 (303) 882-3091 Razz.cortes@marimba.biz
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Zone:	OA-G, Original Aurora General
Units/ Square Feet (SF):	One Building/ 1,140 SF
Acres:	0.201 Acres

Project Description

It is my pleasure to introduce the C & G Metropolitan project to you in the following letter. The building owner has chosen to take part in the redevelopment program offered by the Aurora Community Development Department to improve the project's site and building exterior.

ArcWest Architects was hired to perform conceptual site design and prepare planning documents in coordination with the tenant improvement architect Greg Howes of R3 Design. R3 Design has already submitted and been approved for tenant finish building permits. ArcWest Architects is currently retained to complete exterior Architecture, Landscape and Engineering documents as required to obtain Planning Department approval.

Building and site improvements include:

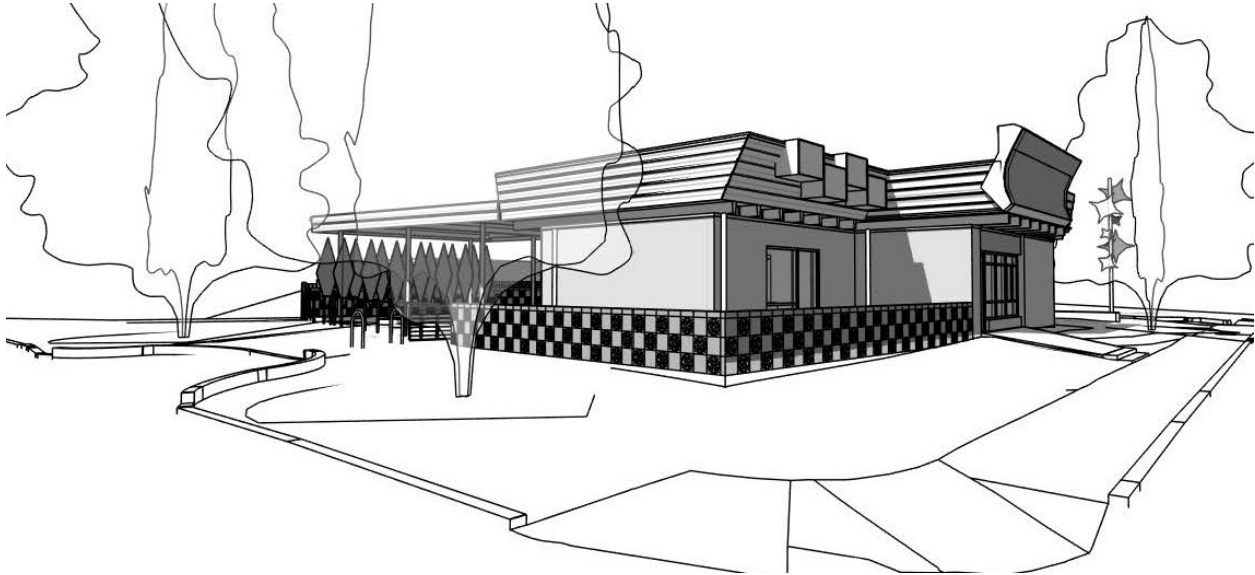
1. Stripe existing parking lot
2. Provide ADA parking space and accessibility from parking lot
3. Add landscaping throughout the site and street trees along Montview & Dallas
4. Regrade site beneath existing drive-thru canopy for restaurant seated patio
5. Modify existing drive-thru canopy to terminate within property boundaries
6. Build small addition for restaurant restroom
7. Build walk-in Cooler/ Freezer
8. Upgrade building exterior and build new parapet wall.
9. Provide new screened trash & recycling enclosure
10. Provide new storefront along Montview
11. Provide new business signage along Montview
12. Utilize existing pole sign for art feature
13. Provide bicycle parking & tool station along Dallas
14. Provide reserved "Delivery & Take-Away Only" parking stall along Dallas

Waivers and/ or Deviations Requested

We are requesting a parking reduction waiver to reduce the required number of on site parking spaces from 6 to 5 and allowing us to include one parking stall along Dallas as proposed in the design documents.

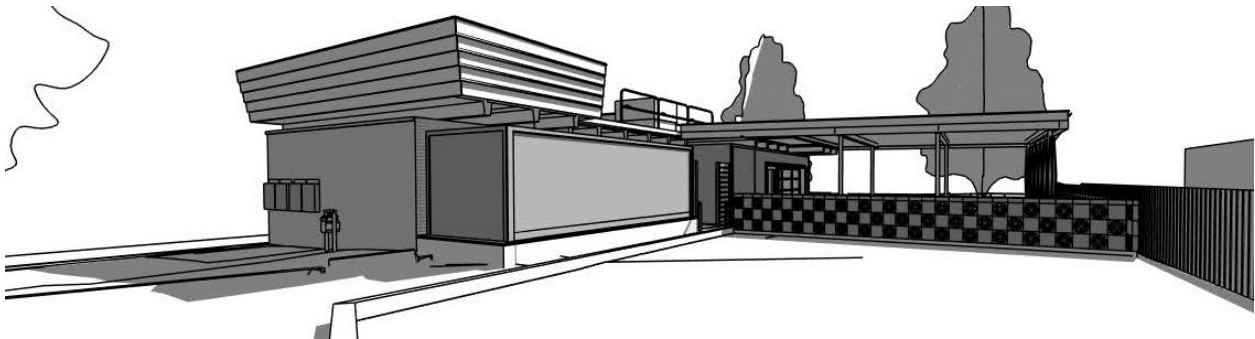
Design Rendering

Montview Ave. & Dallas Street 3D View



Design Rendering

View from Parking Lot



Existing Condition Photographs





Please let us know if there is any additional information needed to process my Planning Review Application.

Sincerely,

Kevin Anderson
Partner