



Tuesday, October 10, 2023

Encompass 150 Conditional Use Letter of Intent
Centennial Planning Department
13133 E. Arapahoe Road
Centennial, CO 80112

Re: **VCM Letter**

To Whom it may Concern,

1. Who is the developer (name, address)?

**Central Development
Jeremy Records
1660 S. Albion St., Suite 200
Denver, CO 80222**

2. Who is the owner (name, address)?

**Central Development
Jeremy Records
1660 S. Albion St., Suite 200
Denver, CO 80222**

3. What is the zone district, and if rezoning, to what zone district?

**Existing zoning; Industrial District
No change proposed.**

4. What is the proposed use?

This tenant is a vehicle maintenance and repair user that would like to move into the northern cap tenant space. This use is currently included within the approved uses for this zoning and property, no change of use or zoning is proposed.

PHONE
303.738.8877

FAX
303.738.2294

WEB
www.igarch.com

ADDRESS
2000 W. Littleton Blvd
Littleton, CO 80120

5. What is the approval process?

City Council Public Hearing Approval (1 Public Hearing).

6. What is the proposed building going to look like (height, square footage, building materials)?

Building is existing, this is for a new tenant with outdoor storage of vehicles.

7. Will there be landscaping and buffering within and along the perimeter of the site?

Site is existing and already conforms to City's landscaping and buffering requirements.

8. How will vehicles get to the site and park?

Vehicles will get to the site using already existing right-of-ways.

9. How will pedestrians get to the site and to the building?

The project will include accessible routes from the right-of-way for pedestrian access.

10. How will stormwater be managed if required?

Stormwater management will be done according to SEMSWA requirements.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

There will be no significant traffic impact to this area and no additional mitigation will be necessary.



12. When would the developer like to begin construction?

Construction is anticipated to begin January 15, 2024.

13. Other relevant information about the site that the neighbors might be interested in?

Outdoor storage of vehicles will be screened in accordance with City requirements.

14. Preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)

Attached.

Cordially,

,AIA

Architect