



Thursday, April 06, 2023

6403 S. Uvalda St. Office & Warehouse
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)?

**Lapour Management
Kyle Walker
5525 S. Decatur Blvd., Suite 101
Las Vegas, NV 89118**

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

**Lapour Management
Kyle Walker
5525 S. Decatur Blvd., Suite 101
Las Vegas, NV 89118**

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

**Existing zoning; Business Park (BP100)
No change proposed.**

4. What is the proposed use?

Currently proposed building is a core & shell speculative space with proposed uses such as office, commercial and personal services, medical labs and/or warehouse and logistics as allowed by zoning.

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?

Planning & zoning public hearing approval with City Council Ratification and also planning & zoning public hearing recommendations with City Council public hearing approval.

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

The proposed 53,035 square foot building will be constructed out of textured site-cast tilt-up concrete wall panels with steel bar joists roof framing and slab-on-grade. The proposed building will have a maximum height of 30'-0".

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

Landscaping will be provided around the perimeter of the site as required by City.

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?

The building has been oriented to hide dock areas from all residential uses. The design team has made great efforts to maintain the trail walk to the west of this proposed building.

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

Attached.

Cordially,

,AIA

Architect