

Mr. Phil Sieber  
Town Planner  
Town of Columbine Valley  
2 Middlefield Road  
Columbine Valley, CO, 80123  
(Ph) 303.795.1434

November 2, 2016

### ***Wild Plum Preliminary Development Plan Narrative / Letter of Intent***

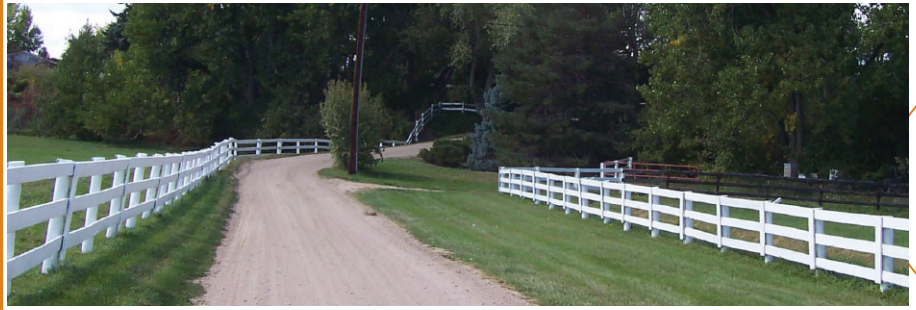
Dear Mr. Sieber,

Please find attached to this letter, under separate cover, a revised plan for the Wild Plum property based upon the feedback received at the Planning and Zoning Commission hearing on October 25th.

As you know, the favorable recommendation from the Commission came with several conditions, all of which have been incorporated into this plan. As such this plan, represents a total of 95 homes within the Wild Plum development, with a minimum lot size of 15,000 square feet and an average lot size of 1/2 acre. As requested, the plan has been revised to include 11 custom lots directly along Fairway Lane with an additional 11 lots accessing Fairway Lane from a cul-de-sac located within Wild Plum proper. All of these lots have been laid out to utilize the setbacks attributed to the Revision 4 stipulations in Table 1 of your August 23rd staff report. These setbacks equate to the following: For Filing 1 along Fairway Lane, the front setback is 30', the side setback is 15' and the rear setback is 40'. For Filing 2 in the rest of Wild Plum, the front setback is 25', the side setback is 15', and the rear setback is 25' when backing to another lot, and 15' when backing to open space. As has been the case since early on, we are committed within Filing 1 to a maximum building height of 25' and to complying with the architectural design standards of the Old Town HOA. Within Filing 2, the maximum height will be 35' and two story homes will be allowed. In both Filings, all homes will face the street. Also, as discussed at the hearing, an emergency access connection has been provided between cul-de-sacs to ensure adequate emergency connectivity to Fairway Lane as required.

In addition to these physical elements of the plan, the applicant has also agreed to put money in escrow for a future traffic light at Platte Canyon and Hunter Run, and they have agreed to add a masonry wall on the north side of Hunter Run if requested by individual property owners that back to Hunter Run. With these revisions and concessions, the enclosed plans are in keeping with the favorable recommendation of the Planning and Zoning Commission.





Thank you for your time and consideration of this application. We look forward to hearing from you upon review, and to moving forward to deliver a legacy project to the Town of Columbine Valley on this spectacular site.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Cunningham".

Alan Cunningham  
PCS Group, Inc.

#### **Anticipated Construction Schedule**

- **Spring 2017** - Begin Construction of Grading, Streets, Utilities, Fairway Lane Lot Services and Grading
- **November 2017** – Finish Construction of Grading, Streets, Utilities, Fairway Lane Lot Services and Grading
- **November 2017** – Begin Vertical Construction (Houses)
- **November 2020-2021** – Project completion, 3 to 4 years depending on market conditions

