

May 31, 2016

Mr. Michael Gradis
Planner II
City of Centennial
13133 E. Arapahoe Road
Centennial, CO 80112



**RE: Willow Bend – Subdivision Filing No. 1 Arapahoe and Yosemite- Letter of Intent-
Submittal - Site Plan , Final Plat and Construction Plans- Case Nos. PS-16-00048
and PS16-00025**

Dear Mr. Gradis:

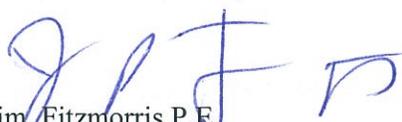
This letter is written on behalf of the owner of the project Arapyos LLC. This project is located on Lot 1 Willow Bend Subdivision Filing No. 1 in Arapahoe County, City of Centennial, CO. Property address is 8586 E. Arapahoe Road. Please see the attached site plan for the proposed project improvements. The engineer of record and owner representative is Jim Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112.

The proposal involves a proposed site plan, final plat and construction plans to expand parking for the adjacent existing commercial building onto a residential lot that was recently re-zoned. The existing commercial building on site is one story and used for retail. Both properties were recently re-zoned to AC zoning by the City of Centennial. A commercial building exists on the east property and a single family home exists on the west property. The area of both lots combined is 0.95 acres.

The site is just west Yosemite Street. The main access is off of Arapahoe Road. It is proposed to move the existing access point to the west along Arapahoe Road and to re-locate the monument sign as shown. Other site features are proposed as shown. A new exterior 8 foot privacy wall will be installed along the south side of the property as shown on the attached site plan.

The proposed parking expansion will be completed in one phase and is anticipated to be completed within 60 days from start of construction which will be determined at a later date. We request your support of this project.

Sincerely,
JR ENGINEERING, LLC



Jim Fitzmorris P.E.
Vice President