

Dear Planning Commission and Board of Trustees,

Please see our attached proposal and supporting documents for a conditional use permit to achieve a 3 unit townhome development at 832 Wapiti Dr. We feel without a doubt that our proposal to utilize the conditional use permits reduced lot size of 2,178 sq. ft. will be very consistent with the current neighborhood developments. Our proposal will adhere and or exceed all other zoning elements, including set backs, height, coverage ratios and snow storage. We certainly appreciate your consideration and look forward to continued opportunities.

The current lot is 6,647 sq ft, the current code requires one dwelling per 2,500 sq ft.

Thank you,

Jardie Lauinger  
303-775-6674

Table of Contents:

- 1) Cover page and intro statement, including Development Schedule.
- 2) Land Use Application
- 3) Conditional Use Proposed Site Plan
- 4) Comparable Parcel Map
- 5-8) Comparable recorded plats of adjacent properties
- 9) Names and Addresses of any Neighboring property within 200' of subject lot.
- 10) Draft Proposed Utility Plan

DEVELOPMENT PROPOSED SCHEDULE	
<i>Item</i>	<i>Month</i>
SUBMIT FOR PLAN REVIEW	AUG 2023
UTILITIES - ROAD CUT , TAP, ROAD REPAIR	SEPT 2023
FOUNDATION	OCT 2023
BACKFILL FINISH SITE WORK	NOV 2023
MODULAR SET	JAN 2024
MODULAR STITCH DRY IN	FEB 2024
INTERIOR FINISHES	MAR 2024
CERTIFICATE of OCCUPANCY	APR 2024