

February 8, 2023

City of Louisville-Community Development Department

Attn: Ms. Eliana Hassan

Via email: ehassan@louisville.gov

Re: Revised Narrative Letter and Response to Comments Contained in 1st Review of 972 W Dillon Rd, Parcel H GDP Amendment for Development Agreement (ZON-0445-2023)

Dear Ms. Hassan:

The following is an updated narrative letter and response to the general comments contained in your February 6, 2023 letter.

I represent, as a commercial real estate broker, 972 West Dillon Road LLC, current owner of the property located on Parcel H of the Centennial Valley General Development Plan commonly known at 972 West Dillon Road in Louisville, Colorado. It has come to our attention that Paragraph 5 of the Fifth Amendment to Amended and Restated Development Agreement which was recorded on July 6, 1995 has some significant restrictions and limitations on the types of uses allowed on Parcel H. As such, we would like to modify this paragraph to outline specific uses that will be permitted going forward through an Eleventh Amendment to the Amended and Restated Development Agreement, a copy of which is attached to this letter.

General Comments Response to February 6, 2023 letter:

1. Attached to this letter please find a redlined version of the Eleventh Amendment to the Amended and Restated Development Agreement which contains our requested revisions.
2. Please let this serve at the updated narrative letter as we are revising the requested uses originally proposed in our January 2, 2023 letter based upon staffs comments. Said revisions are outlined in the Eleventh Amendment to the Amended and Restated Development Agreement per your request.
3. *We are fine with these comments.*
4. *a. We request to have animal hospitals and clinics as an allowed use and have referenced this in our redlines to the Eleventh Amendment to the Amended and Restated Development Agreement attached to this letter.*
b. We are fine with this comment and modification.
c. We request to have marijuana dispensaries as an allowed use and have referenced this in our redlines to the Eleventh Amendment to the Amended and Restated Development Agreement attached to this letter.

Except as proposed above the Development Agreement and previous Amendments thereto shall remain in full force and effect.

Thank you in advance for your assistance in this matter and please let us know if there are questions or if you need anything further to move the process of the Amendment forward. I can be reached at 303-859-9252 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wade Arnold', with a long horizontal flourish extending to the right.

Wade Arnold
The Colorado Group, Inc.

Cc: 972 West Dillon Road, LLC, J Nold Midyette