

Trammell Crow Company

April 18, 2017

City of Thornton
City Development Department
9500 Civic Center Drive
Thornton, CO 80229

RE: Letter of Intent – Rio Plat Application

On behalf of Thornton Investments LLC, Thornton 40 LLC and Farmers Reservoir and Irrigation Company (FRICO), we are submitting this application for the subdivision plat for Project Rio. FRICO is currently reviewing the plat for the future easement and Thornton 40 LLC and Thornton Investment LLC have signed agreements allowing Trammell Crow (144 Bull Crossing Associates, LLC) to submit applications on their behalf. These permissions are included with the application.

Site Description: The land shown in this application from the above 3 property owners totals approximately 139 acres. The land utilized for the development of Project Rio is approximately 86 acres. The project is within the boundaries of the I-25 corridor to the west, 144th Avenue to the south, the future Grant Street to the east, and the approximate 148th Avenue to the north.

There have been previous applications submitted with regard to the northern parcel of land to annex this parcel and to zone it the same as the southern parcel. This application assumes that this will be approved and does not reference the annexation or zoning changes.

The Plat includes the following items:

- Dedication of Grant Street and 148 Ave as City Right-of-way
- Trail dedication on the west side of Grant Street for the Shay Ditch Trail.
- Easements for the waterline around the building west of Grant Street.
- Easement for FRICO for their relocated canal.

As discussed with City officials, there are specific items that have not yet been included due to concurrent reviews. All the necessary reports and documents will be provided after their approval and prior to the execution of the Plat.

Contained within this application are the following documents:

- Subdivision Plat Application
- Plat Drawing
 - o PDF Drawing
 - o CAD Drawing
 - o Map Check Report
- Title Commitments
- Developers Agreement Input form with cost estimate

We thank you in advance for consideration of this Subdivision Plat application and welcome any questions or comments you might have.

Sincerely,

Taylor Nelson
Development Manager
Trammell Crow Company
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