INTEGRAL
Real Estate Development

June 24, 2013

Mr. John Wolforth, Director
c/o: Bev Evans, Supervisor PreDevelopment
Jefferson County Planning & Zoning
100 Jefferson County Pkwy, Suite 3550
Golden, Colorado 80419-3550
(303) 271-8753

RE: Special Use Permit Pre-Application Submittal for 1055 El Rancho Road, Evergreen

Dear Planning & Zoning Staff:

The property located at 1055 El Rancho Road in Evergreen, Colorado is owned by George DeMarsico of Pine, Colorado. He purchased the 4.47-acre vacant land parcel in 2005 which is part of the Tepees Subdivision. This site is currently zoned RC-1. Per the recorded plat, this particular parcel was intended to accommodate a 70,000-SF office building.

After extensive analysis of the real estate markets, and study of the unique characteristics of this particular site and its surroundings, we have determined the highest and best use of this site to be a licensed senior group living facility. We believe the local market to be underserved in terms of providing quality community care for its elderly, and we also believe we would attract visitors from around the metro area who would appreciate the benefit of living in nature.

We are humbly requesting Special Use approval to accommodate this Group Living Facility which we believe will compliment its neighbors and serve as a resource for the community.

Please find the enclosed Pre-Application submittal for your review and comment.

Thank you for your consideration and guidance.

Respectfully,

Brian J. Levitt, MRECM, LEED AP
INTEGRAL Real Estate Development, LLC,

Enclosure

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