St. Joan of Arc

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May 16, 2013

Larry Bowers
12895 W 58th Avenue
Arvada, Colorado 80002

Dear Mr. Bowers:

We appreciate your efforts to keep us informed about your plans for developing your property.

We have reviewed the Grading Plan for the four proposed parcels, dated May, 9, 2013. A general contractor who is a member of St. Joan of Arc Church has studied the plan with us. He believes that the plan for drainage off the parcels into a ditch and detention pond is acceptable.

He had one concern about the large garage in Parcel 2. (Of course, what you do with the property is largely your own concern, with the approval of Jefferson County and Arvada.) According to the plans, access to the garage appears to be constrained as it is very close to the boundary with Parcel 1. Is the garage to be relocated or removed or move its doors to the north side? The reason for our concern is that additional work on the property might be required which would impact drainage. We would appreciate your response to this reservation concerning your plan.

To reiterate, the grading and drainage plan you have prepared is acceptable to me, as pastor, Deacon Rex Pilger (Business Director), Randy Gendill (Maintenance Manager), and our preventative maintenance committee, which includes the general contractor who review your plan. Our only reservation involves plans for the large garage which may affect the parish. If those could be allayed, we will have no objections to your plan.

Yours truly

Fr. Joseph T. Cao

Rev. Joseph T. Cao
Pastor

cc: Deacon Rex Pilger, Randy Gendill