

## STEELE STREET RESIDENTIAL, LLC

April 2, 2015

Cherry Creek North Neighborhood Association (CCNNA)  
Attention: Dr. Bob Vogel, President  
446 Cook Street  
Denver, CO 80206

Dear Bob:

Re: Zoning Map Amendment Application #2014I-00074

As you know, we have a rezoning application that has been approved by the Denver Planning Board and will now be heard by the Denver City Council. Included in this application is property at 100 Saint Paul Street as well as 149 Steele Street. However, this letter addresses our intended use of the Steele Street property only since the 100 Saint Paul Street property is a nearly complete office and retail building.

In the event the zoning is approved in early June 2015, it is our intent to immediately design, permit, and construct a condominium building, retail along Steele Street and associated parking on the Steele Street property, all in compliance with C-CCN12 zoning. The residential condominiums will be offered for sale. As you know, this is consistent with the neighborhood organization discussions we have had over the past three or four months.

Obviously, factors beyond our control such as a major market shift or inability to obtain insurance could alter our plans; however, we are not aware of any such factors at this time.

This letter is not a solicitation of CCNNA support for the aforementioned rezoning. We respect the right of the CCNNA Board to either support, oppose, or take no position regarding this rezoning request.

Sincerely,



Paul Powers