

July 28, 2019

To: Aurora Planning & Development Services

15151 E. Alameda Parkway

Aurora, Colorado 80012

From: Mark Adcock, Architect

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## Letter of Introduction

I represent the joint venture group comprised of the land owners of 10209 E. Warren Ave and our company 3060 LLC.

My business partner Doug McCartney and I which formed 3060 LLC are licensed Architects, general contractors and Real estate brokers in the State of Colorado and do design build work that runs the gamut of single family homes, remodels, schools and commercial projects.

Our work has been featured in many of the national trade publications, newspapers and featured 4 times on HGTV. Our past homes have garnered Home of the Year twice in Colorado and Kitchen of the years in Colorado.

We do development projects independently as well as working with Joint Venture clients who have land that they would like to develop.

We have met with the owners of the property at 10209 E. Warren over a year ago and approached them with a concept of developing an office / warehouse project on this property. The project would be developed and sold to 3 major user groups that we have identified.

The three user groups would include small business owners that need a small office with lots of storage space such as you would find in the construction industry plumbing, roofing, electrical contractors. They would also appeal to small businesses who have work in the service industry and need warehouse space. We have been approached by a woman owned business or makes gift baskets for realtors who is looking to purchase her own space.

A second group that these types of units appeals to are collectors who need a place to store their vintage automobiles, motorcycles, etc. In this case the units are usually described as man caves.

The Third group are those who need storage for their R.V.'s.

At this time our ownership group is set to purchase 3 of the units for our own needs. The other 9 units would be for sale.

Thank you,

Mark Adcock