

**Cover Letter for the Project of an 11-Family Three-Story Townhouse
at 10209 E Warren Ave, Aurora, CO.**

Dear Representatives of the Aurora City Development Process,

With great pleasure, we present to you the architectural project of a three-story townhouse designed for 11 families, developed by The World - Real Estate Development Company LLC. This project represents an outstanding combination of functionality, comfort, and modern design. Site development will include two 3-story buildings totaling 11 units. Rooftop terraces are planned for each unit.

Site access will be provided from a private roadway will access from Galina Street. Site water and sanitary services is planned to be provided from existing mains located along Galina Street and Warren Avenue. Additional detail for the proposed site include:

Background on Construction Conditions:

The project has been developed in accordance with the technical specifications approved by the client and partially coordinated with the planning department, ensuring compliance with all necessary norms and requirements.

Key Dimensions of the Townhouse:

A land plot of 0.71 acres has been designated for the construction of two multi-family buildings totaling 11 townhouse units. Each unit will have 3 floors, with 2-car garages and a private terrace on the 4th floor. The height of each floor is 10ft, with a total complex height of 40ft. Unit dimensions of each townhouse are 18'x4" in. x 53'x4", measured from the second floor. Building 1 total dimension are 110' x 53'- 4" with 6 units building 2 total dimensions are 91'-8" x 53'-4" with 5 units.

Technical and Economic Indicators:

Each unit includes 2,814 square feet excluding the rooftop terrace. Building total square feet is 16,885 and 14,071 square feet for building 1 and 2 respectively.

Room Types:

The project includes 11 units, each providing an entrance vestibule, kitchen, living room, four bedrooms, four bathrooms and a rooftop extension.

Infrastructure and Safety:

Carefully planned roads with a width of 24 feet along the rear of the buildings will provide access to garages and site amenities. around the building ensure compliance with all fire safety

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standards. Entrances and exits to the premises are designed with the highest safety standards in mind.

Design and Uniqueness:

The project not only meets requirements but also creates a unique atmosphere by blending minimalism and hi-tech design. We aim for each element to reflect our commitment to exceptional quality.

Timeline and Approval:

The completion of the land acquisition deal is expected within three months. We are prepared to provide all necessary documents and detailed plans. Your support in expediting the process would be highly valuable.

We eagerly await your guidance on the date and time for the Pre-application Meeting, where we will gladly present our project in detail and address any questions you may have.

Thank you for your attention, and we look forward to a productive collaboration.

Sincerely,

Nek Khojaev

The World - Real Estate Development Company LLC