



Polar Star Development, LLC

December 9, 2016

Lana Gallegos, Senior Planner
Town of Gypsum
50 Lundgren Boulevard
PO Box 130
Gypsum, CO 81637

RE: Stratton Flats Planned Unit Development Amendment, Sketch Plan and Major Plat Amendment applications

Dear Lana,

Enclosed with this cover letter please find the Planned Unit Development Amendment; Sketch Subdivision application and Major Plat Amendment application for Stratton Flats. We have also enclosed a check for the combined application fee and review deposit.

Approval of this application will allow Polar Star Development to complete the Stratton Flats community while providing a number of benefits to the existing community. These benefits would include new and enlarged park spaces, additional community amenities and reduced common area expenses. The plans being submitted are the result of significant pre-application input by the Town and we will continue to work with both the Town and existing Homeowners to make our project successful and a project Gypsum will be proud of.

Should there be any questions with the applications or submittals, please don't hesitate to contact our project planner, Tambi Katieb, Gerry Flynn or myself directly. We are looking forward to successful review and public hearing process.

Thank you,

Jeffery M. Spanel PE