

Spring Creek Apartments LLC

28 SECOND STREET • SUITE 215
EDWARDS, CO 81632

October 1, 2017

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

RE: Spring Creek Village Preliminary Plan and Major Plat Amendment applications

Dear Lana,

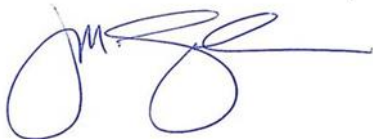
Please find enclosed with this cover letter the Spring Creek Village Preliminary Plan and Major Plat amendment applications for Stratton Flats PUD. Also enclosed is the combined application fee and review deposit as required.

As you know, approval of this application will allow Polarstar Development to finally complete the Stratton Flats community and provide a number of benefits to existing residents including new park spaces, community amenities and reduced common area expenses.

The plans and amended final plat submitted are consistent with conditions of approval of the Stratton Flats PUD Amendment and Stratton Flats Second Amendment to Annexation and Development Agreement, approved by Ordinance 2017-10 and resolution 2017-13 respectively.

Lana, if you have any questions at all with the applications submitted please don't hesitate to contact our project planner, Tambi Katieb, or me directly. We are looking forward to successful review and public hearing process.

Best Regards,



Jeffery M. Spanel
Manager