

April 27, 2022

City Staff
City Council
City of Commerce City
7887 E. 60th Avenue
Commerce City, Colorado 80022

RE: Eberly Family Farm Sale

Dear Commerce City Staff & City Council:

I write today to ask for your assistance on a bit of a personal matter.

As I'm certain you know by now, 34 of the 40-acre Eberly family farm located at the southeast corner of the intersection of E. 100th Avenue (extended) and Potomac Street is under contract to sell to a local developer, Miller United (the "Developer"), who is currently processing an annexation, zoning, GID inclusion, metro district, final plat and CDs for a 154-lot single family subdivision within the City of Commerce City (the "City").

We understand that the annexation, zoning, GID inclusion and metro district for the project will be in front of the Planning Commission on May 3 and City Council for first and second reading on May 16 and June 6 respectively. Further, we understand that the final plat and construction documents are about to be submitted back into the City for the 3rd time. We also understand from the Developer that he is seeking staff support to expedite the 3rd round review of the final plat and construction documents considering the lengthy delays that the 2nd round submittal experienced (12+ week review instead of the City published 7 week review). It is the Developers intention to walk through the 3rd round submittal with the City's outsourced civil engineering reviewer Elna Smith from CORE Consultants concurrent with the submittal so that they can have a clear understanding of the submittal and how the Developer has addressed Elna's concerns.

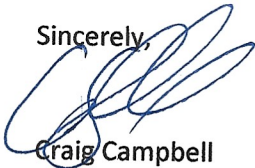
We would request that the final plat begin its 10-day posting by May 25, 2022. That way, assuming that the annexation & zoning is approved at 2nd reading on June 6, 2022, the final plat would be approved on June 7, 2022. With a June 7, 2022 approval, after waiting the statutory 28-day appeal period for any appeals to be filed (and presuming none are filed), then on July 5, 2022 the final plat would be non-appealable and the title could legally transfer.

After a very long entitlement process and wait, the Eberly family is planning on an early July, 2022 real estate closing on the Family Farm. Unfortunately, of the ten (10) plus family members who all own a portion of the Family Farm, all are elderly and more than one is of poor health. The amount of time remaining for a few of the family members is unknown, but we don't believe it's very long. Further, as it stands today, the much-needed sale proceeds from the sale of the farm are needed for medical bills and possible funeral arrangements.

To that end, and coming back to my request for assistance on this personal matter, on behalf of the Eberly family, I kindly request your assistance in ensuring the Family Farm can sell and close in early July, 2022. I believe you have the ability and authority to expedite, and not over burden, reviews and approvals. Along with your assistance and the Developer's desire and efforts to get this accomplished, I know working together the timeline outlined above for the Final Plat approval, and thus our closing, can be achieved. Your assistance and cooperation on this matter are greatly appreciate by all the family members.

Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig Campbell', written over the word 'Sincerely,'.

Craig Campbell
Eberly Family Representative
303-720-4436