

May 7, 2014

Mr. Steve Ballard, City Attorney
City of University Heights
1004 Melrose Avenue
University Heights, IA 52246

RE: PUD Application, One University Place, NM# 14.009 – B6

Dear Mr. Ballard,

We are excited to submit for council approval the new One University Place, 2014 Edition. Enclosed please find the PUD Application for One University Place, a Multiple-Family Commercial plan for the St. Andrew Church property and the Jeff Maxwell property on behalf of Jeff Maxwell, developer.

Fifteen copies at 11" x 17" size are included for your use as required by the ordinance.

Timing for the start of construction will be determined by the ability of St. Andrew Church to relocate. We anticipate completing this project in 18 to 20 months after the start of construction and completing both commercial and multi-family units at the same time.

Sincerely,



Kevin W. Monson
President

Cc: Jeff Maxwell