



April 19th, 2024

Sarah Wile, AICP
Senior Planner, Planning & Development Services Department
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012
303.739.7857

Re: Skydance Site Plan Neighborhood 01 – Letter of Introduction

Dear Ms. Wile,

PCS Group, on behalf of the landowner, Westside Investment Partners, would like to take this opportunity to introduce the Skydance project. The site is generally located at the NEC of E 56th Avenue and Picadilly Road and is also bounded on the northern side by the future extension of 60th Avenue.

The zoning classification on the property is Mixed Use Airport (MU-A). This first SP (Site Plan) is approximately 74.08 acres of the Skydance site and includes 159 single family detached lots (front load and alley load) as well as two open space corridors. The open space corridors have been designed with the required trail connections and other amenities.

Attached to this letter are the site plan documents. We are excited with the collaborative approach that we have embarked upon with the City and with the direction that the Skydance plan is headed. We believe that with continued collaboration that we will be able to achieve an outstanding community in this northern part of the City, that all of us can be proud of. We look forward to your review and comments and to working together to finalize the Skydance approvals.

Sincerely,

Alan Cunningham
Vice President, PCS Group