

August 18, 2022

To: City of Aurora Planning & Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

From: Gadi Ogbogu, Engineer
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Letter of Introduction

My name is Gadi Ogbogu, and I am an Electrical Engineer and an entrepreneur. I own real estate as well as a trucking company. The trucking company, CJG Transport LLC was registered in the State of Colorado in March 2018 by Gadi Ogbogu as the sole owner.

My real estate investments involve short-term rentals, long-term rentals, and property development while my trucking company hauls freight for America, delivering freight to all lower 48 states.

This project will solely be developed by me. Some of the storage space will be used to park my semi-trucks while the rest of the space will be rented out for the storage of light-duty vehicles used by plumbing, roofing, and electrical contractors. This project will also appeal to small businesses who have work in the service industry and need outdoor storage space.

I am requesting not to provide the required 10-ft wide non-street frontage landscape buffer abutting neighboring industrial properties. The mitigation measure that I'm putting in place is to provide the required non-street frontage buffer tree and shrub quantities elsewhere on the site according to Section 146-5.4.4.D.3 of the UDO. I have provided 11 trees and 23 shrubs throughout the site according to Section 146-5.4.4.D.3 of the UDO. This adjustment will have no material adverse impact on any abutting lot thus fulfilling the requirements for Section 146-5.4.4.D.3a of the UDO. In addition, the adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council according to Section 146-5.4.4.D.3b of the UDO. Furthermore, this adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment thus fulfilling Section 146-5.4.4.D.3.c.i of the UDO.

This storage space will be aesthetically pleasing and will serve the community by providing the much-needed space for contractors and small businesses.

Thank you,



Gadi Ogbogu