

Aurora Office of Development Assistance
15151 E. Alameda Parkway, Ste 5200
Aurora, Colorado 80012

Re: Eagle Ridge – Parcel Two (#B8007038)
LETTER OF INTRODUCTION

Dear Aurora Office of Development Assistance;

Please accept the enclosed application and supporting documents for the Subdivision Filing No. 2 of the Eagle Ridge development (currently Lot 2), located on the Southwest Corner of Stephen D. Hogan Parkway and Picadilly Road. Ridgetop represents the applicant and will serve as the point of contact for the Infrastructure Site Plan approval process. This letter of introduction includes background information for the Replat request.

Project Name: Eagle Ridge Subdivision Filing No. 2

Location: Southwest Corner of Stephen D. Hogan Parkway and Picadilly Road.

Agent/Project Manager:

Ridgetop Engineering
541 Garden Dr. Unit N
Windsor, CO 80550
Mike Beach PE
970.663.4552

Applicant/Developer:

EVC-WDG Aurora One, LLC
3501 SW Fairlawn Rd, Suite 200
Topeka, KS 66614
Alicia Khine
949.302.4291

Proposed Use: Commercial

Land Area: 209,764 square feet (±4.815 acres)

Project Summary:

The overall Eagle Ridge development will divide the land into separate spaces for future developments, each with their own respective accesses. To accommodate for said future developments, Ridgetop Engineering requests a Replat of the project site. The existing parcel located at the northwest corner of E Stephen D. Hogan Pkwy and N Picadilly Rd will be divided into two separate lots (See attached Plat Map). There are no known variances or waivers from City standards at this time.

Project Description:

Proposed Use

The subject property is Parcel One, 455 Picadilly Road; Rec. No. B8073665. The ±4.815-acre site is vacant. This replat requests that the parcel be divided into two separate lots, Lot 1 and Lot 2. These lots will have areas of 1.393 AC and 3.422 AC, respectively.

Zoning

The property is currently zoned MU-C (Mixed-Use Corridor). Lot 1 and Lot 2 are anticipated to remain classified as MU-C zoning.

Conclusion

The proposed Replat request is a measure to provide adequate land for future developments within the Eagle Ridge Infrastructure site.

Overland Property Group and RidgeTop Engineering believe that the contextual package being submitted meets or exceeds the City of Aurora requirements for Replat of this site and that the conditional use criteria have been successfully met.

Please do not hesitate to contact us if you need additional information.

Mike Beach, P.E.

RidgeTop
Engineering & Surveying

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