

January 29, 2025

Ani Karabashian, Planner I  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**RE: Aurora Town Center Subdivision Filing No. 5  
NE Corner E Alameda Ave and S Abilene St, Aurora, CO  
Letter of Introduction**

Dear Ms. Karabashian,

Please accept this letter as our introduction to the City of Aurora of a proposed subdivision replat Aurora Town Center Subdivision Filing No. 5 (the "Project") of the existing Aurora City Place Shopping Center located at 14160 East Ellsworth Avenue, Aurora, CO 80012 (the "Site")

The Site is located in a part of the Southwest Quarter of Section 7, Township 4 South, Range 66 West of the Sixth P.M. City of Aurora, County of Arapahoe, State of Colorado. It is bordered by South Abilene Street to the west, East Ellsworth Avenue on north, South Sable Boulevard on the east, and East Alameda Avenue on the south. The Project is currently zoned MU-R (Mixed Use – Regional District) and no zoning changes are proposed with the project. The Project will consist of modifications to the existing Aurora Town Center Subdivision Filing No. 4 Lot 1, Block 1 Rec. No. E2120485 a 36.845-acre parcel which contains fourteen separate buildings with most containing multiple retail tenants, parking, drive aisles, landscape, sidewalk, and utilities. The proposed subdivision replat will consist of thirteen new lots.

No modifications to the physical Site infrastructure are being proposed with this project. However, based on initial conversations with the City of Aurora, access easements are being proposed to facilitate access from each new parcel to the adjacent right-of-way. Additional agreements for shared maintenance and shared parking are being proposed to support the Project.

Contacts for the property owner and project consultants are listed below for reference:

Owner

Aurora CP, LLC  
Travis Farrell  
11250 El Camino Real, Suite 102  
San Diego, CA 92130  
(619)696-8606

Civil Engineer

Kimley-Horn and Associates, Inc.  
Michael Hart, P.E.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, CO 80111  
(720)943-9966

Surveyor

Kimley-Horn and Associates, Inc.  
Darren Wolterstorff, P.L.S.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, CO 80111  
(720)739-3134

We appreciate your attention to this project and look forward to working with you and collaborating with your staff to complete another successful project in the City of Aurora. Should you have any questions please contact me at 720-943-9966 or michael.hart@kimley-horn.com should you have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Michael Hart, P.E.  
Project Manager