



March 22, 2023

Ariana Muca  
City of Aurora  
Planning & Development Services Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Letter of Introduction – Sky Dance ISP

Ms. Muca

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for the Sky Dance project.

**Property Owner #1**

ACM MOFFITT VII RESI LLC  
4100 E. Mississippi Ave., Suite 500  
Glendale, CO 80246  
ATTN: Ted Laudick  
303-638-9553

**Property Owner #2**

ACM MOFFITT VII CRE LLC  
4100 E. Mississippi Ave., Suite 500  
Glendale, CO 80246  
ATTN: Ted Laudick  
303-638-9553

**Owner's Representative**

Silverbluff Companies  
4100 E. Mississippi Ave, Ste 500  
Glendale, CO 80246  
ATTN: Ted Laudick  
303-638-9553

**Civil Engineer**

Martin/Martin Inc.  
12499 W. Colfax Avenue  
Lakewood, CO 80215  
ATTN: Patrick Horn  
303-431-6100

**Landscape Architect**

PCS Group  
200 Kalamath St.  
Denver, CO 80223  
ATTN: Alan Cunningham  
720-259-8247

**Site Location:**

The Sky Dance project is located within Section 12, Township 3 South, Range 66, west of the 6th Principal Meridian, in the City of Aurora, Adams County, State of Colorado. As discussed, the surrounding development is the Moffit, Fulenwider, Hill Top, and High Point properties. The proposed Sky Dance project extends from 56th Avenue to 64<sup>th</sup> Avenue and is located between Picadilly Road and Tibet Road.

**Scope of Project:**

The proposed Sky Dance project extends from 56th Avenue to 60<sup>th</sup>. The roadway development includes 3 80-foot Right-of-Way (ROW) three lane collectors (57th Avenue, 60th Avenue, Road A), a 114-foot Right-of-Way (ROW) four lane arterial (Tibet), a 144-foot Right-of-Way (ROW) six lane arterial (Picadilly Road), and a 168-foot Right-of-Way (ROW) six lane arterial (56th Avenue) with supporting water and storm sewer infrastructure traversing within the Moffit, Fulenwider, Hill Top, and High Point properties. The project is to include Pond WD1-SD, Regional Pond 840,



Pond FW1, Pond HP1, Pond HT2, and Pond HP2, including required drainage structures as shown on the referenced plan set.

**Project Phasing:**

Currently, the plan is for the entire project except landscaping, including grading, utility, and roadway improvements to occur in phase one, and landscaping to be done as part of phase two.

**Deferral**

No deferrals are currently being requested for this project.

**Landscaping**

Landscaping will be completed with this project.

**Easement Impacts**

This project does not run through any existing easements.

**Improvement Responsibility:**

The owners listed on this letter will be responsible for the construction of this project. After the typical CoA warranty period, the city of Aurora will take over the ownership and maintenance of the public ROW and utilities.

**Adjustments:**

No adjustments are being requested at this time.

Sincerely,

A handwritten signature in black ink that reads 'Will Sokol'.

Will Sokol  
Project Manager