



April 19, 2024

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: ***Subdivision Plat Letter of Intent***
Station 60 – Lot 2
Northeast corner Colfax Ave & Norfolk, Aurora, Colorado

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the Subdivision Plat Filing No.2 Package for the above-referenced project on behalf of Evergreen DevCo, Inc. (the "Site Developer"). General project information and anticipated scope of work related to the site improvements is further summarized below.

GENERAL PROJECT INFORMATION

The current site is made up undeveloped land and known as Station 60 Lot 2. The proposed subdivision plat will create four (4) new commercial pads to facilitate future development.

No zoning modifications are proposed. No modifications to the existing pad are proposed at this time.

At the time of future development, specific site applications for the pad development will be responsible for identifying all site elements such as access, landscaping, signage, utilities, parking, internal circulation, easements, etc. The specific site developments will also be responsible for demonstrating compliance with the master development design assumptions and the City of Aurora Standards and Specifications.

We hope this Letter of Intent assists in your review of the Subdivision Plan application. If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2327 or shelby.madrid@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "Shelby Madrid".

Shelby Madrid, PE,