

**TAB 1**

# MP LETTER OF INTRODUCTION

- Letter of Introduction 1.1
- Project Team 1.2

# MP LETTER OF INTRODUCTION

August 1, 2023

Erik Gates  
City of Aurora  
Planning and Development Services Dept.  
15151 E. Alameda Parkway, Suite 2300  
Aurora Co, 80012

We are pleased to submit our Master Plan (MP) for the City of Aurora's review. We have made a concerted and diligent effort to respond to the pre application comment in our pre submittal for the Vistas MP, in the City of Aurora. The Vistas at Kings Point is made up of 95.2 acres of Low Density - Medium Density Residential land uses. This is a new Master Plan bordered by Kings point south MP to the west and east. To the south is an existing community.

## **Vistas Master Plan Vision**

The Vistas at Kings Point is envisioned as a comprehensive planned integrated community with places to live, learn and play. It is bordered by Kings Point South to the west, Overlook at KP to the east, Sierra Vista to the South and Aurora Parkway to the north. The project site will include a series of neighborhoods consisting of single family detached and multi-family/ single family attached homesites.

Further amenities will include approximately 3.00 acres of neighborhood parks, 6.94 acres of dedicated open space, greenbelts, and 6.0 acres of a Pre Kindergarten - 8th grade school.

Thank you for your assistance in processing and reviewing this application. We trust that you will find this application complete in its response to your previous comments. Please contact us at your earliest convenience if you have any questions or need additional information regarding this submittal. We look forward to your review of the enclosed materials.

Sincerely,

Layla Rosales

# MP LETTER OF INTRODUCTION

Ownership Group:

APPLICANT:

Kings Point Investments LLC  
2707 E. Williamette Lane  
Greenwood Village, Co 80121  
tim@elliott-sanford.com  
Contact: Tim Sanford

Project Team:

LAND PLANNING:

Terracina Design  
10200 E. Girard Ave.  
Suite A-314  
Denver, Co 80231  
(303)-632-8867 ext: 102  
Contact: Layla Rosales / Mike Weiher

LANDSCAPE ARCHITECTURE:

Terracina Design  
10200 E. Girard Ave.  
Suite A-314  
Denver, Co 80231  
(303)-632-8867 ext: 102  
Contact: Mike Weiher

CIVIL ENGINEERING:

Terracina Design  
10200 E. Girard Ave.  
Suite A-314  
Denver, Co 80231  
(303)-632-8867 ext: 119  
Contact: Mike Guiffre

TRAFFIC:

Fox Tuttle Transportation Group  
1624 Market St. Ste #202  
Denver, Co 80202  
(720)-379-7162  
Contact: Cassie Slade