



October 21, 2024

City of Aurora
Planning and Development Services
15151 E Alameda Parkway #2300
Aurora, CO 80012

DEFERRAL REQUEST: 2020 TOWER REDEVELOPMENT

To Whom it May Concern,

I am writing on behalf of Outside Dreams LLC (owner of the subject property) to formally request a deferral of the public improvements required for Tower Road. Currently, the roadway is adjacent to our property consists of two lanes, one in each direction. However, the designated roadway section for a Major Arterial are four lanes with a median.

Per Section 146-5.3.19.B a deferral may be granted if the installation of public improvements would:

- a. Create safety, drainage, traffic or other hazard or be impractical
- b. Be impractical at the time of issuance of the certificate of occupancy because of the physical characteristics of the land; or
- c. Be more efficiently constructed at the time of development of adjacent parcel

The proposed construction of approximately 240 linear feet of half-section roadway improvements would lead to unnecessary traffic disruptions. Specifically, northbound traffic would need to shift over 60 feet to the east, resulting in a partial median buildout that would create inconsistencies in traffic flow and require over 500 linear feet of temporary taper. Given these conditions, we believe that the installation of improvements on Tower Road will not enhance traffic flow at this time.

We propose that these improvements be deferred until a more comprehensive development of adjacent parcels can be undertaken, allowing for a more effective and coordinated approach to the roadway design.

Thank you for considering our request. We appreciate your attention to this matter and look forward to your response. Please reach out if you have any questions.

Thank you,

Madison Jurewicz, EI
Project Manager
Raptor Civil Engineering, LLC

Eric Burtzlaff, PE
Principal
Raptor Civil Engineering, LLC