

February 16, 2022

**City of Aurora – Planning Department**

Debbie Bickmire  
 15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
 Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands ISP Amendment 02**

Ms. Bickmire:

On behalf of the Applicant, Richmond American Homes, I am pleased to submit this Letter of Introduction for an Amendment for ISP 01 of The Aurora Highlands.

The following team of consultants has been assembled to complete this application:

<p><b>Owner / Master Developer:</b>          The Aurora Highlands LLC          Carlo Ferreira          6550 South Pecos Road, Suite 124          Las Vegas, NV 11711          720.436.1572  <a href="mailto:carlo@theaurorahighlands.com">carlo@theaurorahighlands.com</a></p>	<p><b>Applicant / Builder:</b>          Aerotropolis Area Coordinating          Metropolitan District (AACMD)          Patrick Chelin          707 17<sup>th</sup> Street, STE 3150          Denver, CO 80202          303.250.3737  <a href="mailto:Patrick_chelin@matrixdesigngroup.com">Patrick_chelin@matrixdesigngroup.com</a></p>	<p><b>Civil Engineer:</b>          Matrix Design Group          Patrick Chelin          707 17<sup>th</sup> Street, STE 3150          Denver, CO 80202          303.250.3737  <a href="mailto:Patrick_chelin@matrixdesigngroup.com">Patrick_chelin@matrixdesigngroup.com</a></p>
<p><b>Planner:</b>          Norris Design          Diana Rael          1101 Bannock Street          Denver, CO 80204          303.892.1166  <a href="mailto:drael@norris-design.com">drael@norris-design.com</a></p>	<p><b>Landscape Architect:</b>          Norris Design          Sean Malone          1101 Bannock Street          Denver, CO 80204          303.892.1166  <a href="mailto:smalone@norris-design.com">smalone@norris-design.com</a></p>	

**Site Location:**

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Infrastructure Site Plan (ISP) No.1 was originally recorded in October of 2019. This second amendment to those plans includes the following changes:

- Inclusion of a boulder-style retaining wall generally located along the eastern edge of Main Street between Aurora Highlands Parkway and Warm Springs Avenue. This wall is used to make up grade between the existing Main Street ROW and the proposed adjacent Filing 15 neighborhood.
- Revisions to landscape materials within the buffer incurred due to the additional boulder-style wall.

The boundary or site area included with this application is not impacted as part of the proposed changes.

**Adjustments:**

No adjustments are requested as part of this application.

We look forward to working with the City of Aurora on the review and approval of this second amendment of The Aurora Highlands ISP 01. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,  
**Norris Design**



Samantha Pollmiller  
**Senior Associate**  
**Applicant Representative**