



April 1, 2025

Ms. Ariana Muca  
City of Aurora  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**Re: Letter of Introduction – Pomeroy Filing 3, Amendment 1**

Dear Ariana:

This letter of introduction is being submitted on behalf of Pronghorn Valley Metropolitan District, the developer of this project. We are submitting documents in accordance with the City of Aurora's Neighborhood Plan Process.

This project - Pomeroy Filing 3, Amendment 1 – is Lot 1, Block 2 of Pomeroy Subdivision Filing 3. The previous project (EDN 223207) was approved by the City of Aurora on 11/07/2023. The project site covers approximately 3.9 acres of area north of the intersection of Aurora Parkway and South Elk Way.

The current Lot 1, Block 2 is proposed to be re-platted to divide the existing lot into three commercial lots. A circulator road with a public access easement is proposed along the eastern and northern fringe of the site. A Duch Brothers Coffee shop is currently proposed for the southernmost lot while a Take 5 oil change business is being considered for the northernmost lot. The purpose of this project is to install infrastructure improvements in anticipation of these future commercial uses.

We appreciate your consideration regarding this request. Please let me know if you have any questions.

Sincerely,  
EMK Consultants, Inc.

A handwritten signature in blue ink, appearing to read "D. Ott", is written over a light blue horizontal line.

David Ott, P.E., CFM  
Project Manager