

August 4, 2023

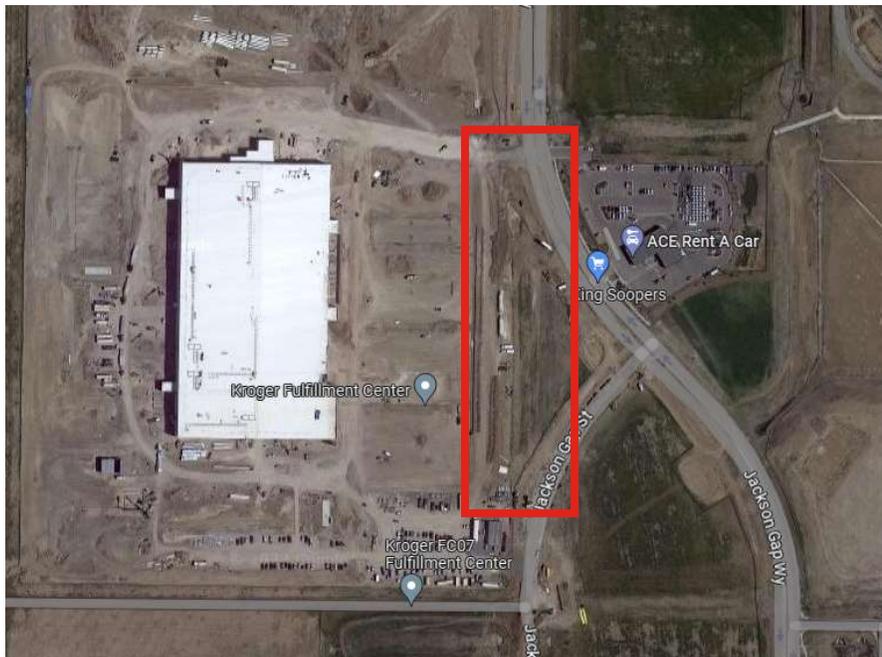
City of Aurora Planning & Development Services  
Attn. Stephen Rodriguez  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**Re: Letter of Introduction  
Porteos Jackson Gap Street Release**

Stephen:

Westwood Professional Services, Inc., hereafter referred to as Westwood, is pleased to submit this request on behalf of ACP DIA 1287 Investors, LLC to vacate a portion of dedicated right of way for Jackson Gap Street at Porteos.

The eastern half of Jackson Gap Street was originally constructed as a straight road through the Porteos property, from E. 56<sup>th</sup> Avenue to E. 68<sup>th</sup> Avenue, as a part of Porteos Filing 1 improvements (EDN 214020). The eastern half of Jackson Gap Street was later realigned north of E. 60<sup>th</sup> Avenue to intersect with Jackson Gap Way as a part of Fine Point Business Park Filing 1 Offsite improvements (EDN 216082). Westwood has completed the full buildout of Jackson Gap Street and construction of the western half of road with Porteos Road Infrastructure – Phase 6 improvements (EDN 220232). Westwood intends to release the portion of right of way that was dedicated with the original layout of Jackson Gap Street (Rec. No. 2013000094501) and never vacated when the road was realigned later. The portion of right of way to be released extends just north of the intersection with E. 60<sup>th</sup> Avenue for approximately 730 linear feet, to the point where Jackson Gap Way transitions back into Jackson Gap Street. In addition, the release of this portion of right of way will require a corresponding easement dedication for the existing waterline in this area, originally constructed with Porteos Filing 1 improvements (EDN 214020).



The files submitted with this Letter of Introduction include:

- City of Aurora Planning & Development Services Pre-Submittal Meeting Checklist
- Mineral Rights Affidavit
- Right of Way Release Legal Description and Exhibit A
- Right of Way Release Closure Report
- Waterline Easement Dedication Legal Description and Exhibit B
- Waterline Easement Dedication Closure Report

Property Owner Authorization is not included in this submittal. The land is currently dedicated as public right of way and the ultimate property owner upon release is the listed applicant, ACP DIA 1287 Investors, LLC. Response to Pre-Application Meeting Notes is not included as there was no Pre-Application Meeting for this release.

Property owners adjacent to this release include the listed applicant, ACP DIA Investors, LLC, and Kroger OZ3, LLC, who owns Project Pearl at Porteos - The Approach at 34L Filing 1 (EDN 220170).

- ACP DIA 1287 Investors: 4530 E. Shea Boulevard, Suite 100, Phoenix, AZ 85028-6066
- Kroger OZ3, LLC: 1014 Vine Street, Cincinnati, OH 45202-1141

Please reach out to me for any clarification. We appreciate your coordination.

Sincerely,  
Westwood Professional Services, Inc.,



Neil Jost  
Project Engineer