



July 21, 2022

City of Aurora  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012

Letter of Introduction - Honey Bucket Yard (#1610133)

To Whom It May Concern,

We are pleased to introduce the proposed development of Honey Bucket Yard that is located on Hudson Road in Aurora, Colorado. The proposed project is currently on an un-platted 35-acre property that will be platted into 3 separate lots. Lot 1 will be developed into a 5.0 acre lot for a portable restroom storage facility. The development consists of an 8,400 SF building, two parking lots for guests/employees and for fleet vehicles, covered storage, and outdoor storage areas. This lot will have 2 access points along Hudson Road into the site and fire access with a 23' fire lane easement. Lot 2 will have a proposed detention pond and will be designated for future development. Lot 3 will contain the existing Box Elder Creek and mapped floodway and will remain undeveloped.

Key contacts of the development team will be:

Developer

MRP Texas, LLC  
PO Box 73399  
Puyallup, WA 98373  
Mark Perry  
605.222.7368

Architect

Powers Brown Architecture  
1580 Lincoln St., Ste 400  
Denver, CO 80203  
Bryant Mazzetti, AIA  
720.500.3861

Civil Engineer

Proof Civil  
600 Grant Street, Ste 210  
Denver, CO 80203  
Mathew A. Adams, PE  
303.325.5709

Landscape Architect

Seven29Design  
5856 S. Lowell Blvd, Unit 32 #260  
Littleton, CO 80123  
Chris March  
720.242.7947

The proposed site plan has been prepared to meet section 146-4 of Aurora's City Code. All the necessary qualified individuals have been included in the preparation of this site plan to ensure that the City of Aurora's City Code has been met. The City of Aurora's pre-application notes have been addressed to satisfy all of the initial comments and requests. Please refer to the operations plan included with this submittal for additional details regarding this site.

If you have additional questions, please contact me at madams@proofcivil.com or at 303-325-5709.

Best Regards,  
Mathew Adams