



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