



April 11, 2025

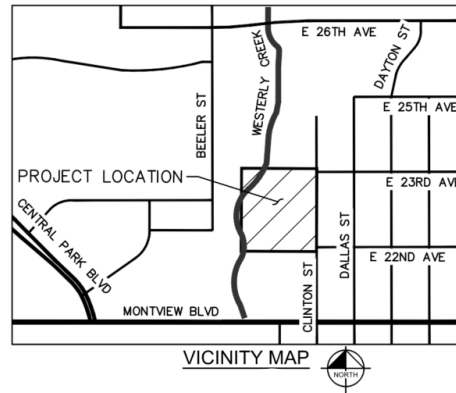
City of Aurora
Attn: Sarah Wile / Current Planner Assigned
Planning and Development Services
15151 E Alameda Pkwy #2300
Aurora, CO 80012

RE: 2201 Clinton - Minor Site Plan Amendment 4
Letter of Introduction

Thank you for City of Aurora staff's receipt and review of the 2201 Clinton project. This letter serves as a revised introduction and support of the project submitted for Site Plan review.

Site Location and Description

The site is located south of Stanley Marketplace in Section 34, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado. The proposed site is bounded by E. 23rd Avenue to the north, E. 22nd Avenue to the south, Clinton Street to the east and Westerly Creek to the west. The ±8.21-acre project site is fully constructed at this time.



Summary of Changes

Since our previous site plan amendment submittal, Mile High Flood District (MHFD) has been designing improvements to the Westerly Creek regional trails and drainage systems. Since these improvements are proposed directly adjacent to the project site and have tie in locations to infrastructure that was proposed with this project, updated site plan sheets are being provided as a part of this submittal. The improvements associated with Westerly Creek are not anticipated to have any impact on the design or use of the project site, as originally proposed.

We look forward to continued partnership with the City on this project. Should you have any questions or concerns, please do not hesitate to contact me at (303) 228-2300 or kyle.castle@kimley-horn.com.

Sincerely,
KIMLEY-HORN



Kyle Castle, P.E.
Project Manager