



**DANIEL B. MARKOFSKY,  
ATTORNEY AT LAW, LLC**

April 7, 2025

Ani Karabashian, Planner  
Planning & Development Services Department, City of Aurora  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Re: Letter of Introduction / Justification  
Replat to adjust Interior parcel line  
15636 and 15686 East Batavia Dr., Aurora, CO 80011

Dear Ms. Karabashian:

Thank you for today's Pre-Submittal Zoom meeting.

**Purpose:**

The purpose of this Replat is to adjust the existing interior parcel line between 15636 and 15686 East Batavia Drive (the "Property").

The new interior lot line will reflect how each property has been historically used.

The new interior lot line will cure a non-conforming setback and interior encroachment.

There are existing commercial buildings on both parcels. These will not change.

The only physical change will be realigning the interior fence to the new Lot line when the Replat is complete.

**History:**

SRB Properties, LLC and its Members and Managers, Curt and Suzan Boyd, have owned these two properties for over 32 years. Curt and Suzan initially operated their roofing business, Academy Roofing, from these properties. They currently operate Academy Roofing across the street at 1610 Jasper Street. 15636 and 15686 East Batavia are primarily storage at this time.

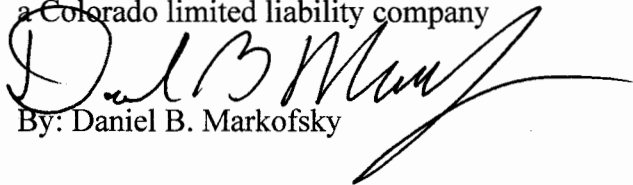
The interior parcel line was not of much concern for Curt and Suzan as they used the properties together over the past 32 years of ownership (40 years for #15636). There is a fence, but it did not get much attention.

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The purpose of adjusting the interior parcel line between 15636 and 15686 East Batavia by Replat is to conform to how each property has been historically used. This Replat will cure an encroachment and non-conforming setback.

Yours very truly,  
DANIEL B. MARKOFSKY,  
ATTORNEY AT LAW, LLC,  
a Colorado limited liability company

  
By: Daniel B. Markofsky