



January 15, 2024

City of Aurora – Planning Department

Debbie Bickmire

15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for High Point – Dollar General Site Plan – Amendment No.2

Ms. Bickmire:

On behalf of the Property Owner DG Strategic VII, I am pleased to submit this Letter of Introduction for the second amendment to the High Point – Dollar General Site Plan.

The following team of consultants has been assembled to complete this application:

Owner / Applicant:

DG Strategic VII
100 Mission Ridge
Goodlettsville, TN 37072-2171

Planner:

Norris Design
Samantha Pollmiller
1101 Bannock Street
Denver, CO 80204
303.892.1166
spollmiller@norris-design.com

Civil Engineer:

Westwood
David Bade
12701 Whitewater Drive, Ste 300
Minnetonka, MN 55343
952.937.5150
David.bade@westwoodps.com

Landscape Architect:

Norris Design
David Lane
1101 Bannock Street
Denver, CO 80204
303.892.1166
dlane@norris-design.com

Site Location:

High Point – Dollar General is a 74-acre industrial site located within the larger High Point at DIA Master Plan’s Ascent District. The site is generally located at the southeast intersection of E. 68th Avenue and Gun Club Road in Aurora, Colorado and includes development for a large industrial warehouse complete with parking. This amendment proposes the following revisions:

- Modification of the smoke shack locations adjacent to the building
- Relocation and addition of bike rack type within the amenity area to total 14 spaces
- Modification to the fencing surrounding the guard shack
- Removal of shade structure and addition of picnic table, per approved Civil Construction Documents review and approval (attached to this application)



- Removal of Post Indicator Water Valves and bollards (shown by the hexagon symbols closer to the buildings) and replaced with gate valves further away from the building, as requested in the Civil Construction Documents.

These minor modifications to the approved Site Plan were required as part of field changes during the construction process and do not impact any major drainage, utility, or traffic systems within and surrounding the site.

Adjustments:

No adjustments are requested as part of this application.

We look forward to working with the City of Aurora on the review and approval of this amendment to the High Point – Dollar General Site Plan. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read 'Samantha Pollmiller', written in a cursive style.

Samantha Pollmiller
Principal
Applicant Representative