



July 30, 2024

**City of Aurora – Planning Department**

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

**Re: Letter of Introduction for The Aurora Highlands Site Plan No.16 / Filing No.15 Amendment No. 2**

Ms. Bickmire:

On behalf of the Applicant, Tri Pointe Homes, I am pleased to submit this Letter of Introduction for the second amendment to Site Plan No. 16 at The Aurora Highlands. A previous amendment (mylar change) was processed in February of 2023 to revise a shelter detail. This Minor Amendment is a request to revise Lot Typical Sheet (Sheet 26) to show requirements for a xeric lot typical and curbside landscape. A key map was added to the sheet to outline where the xeric lot landscape is located.

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

**Applicant/Owner:**

Tri Pointe Homes  
Dan Galasso  
5350 S. Roslyn Street, Ste. 400  
Greenwood Village, CO 80111  
720-341-3108  
[dan.galasso@TriPointeHomes.com](mailto:dan.galasso@TriPointeHomes.com)

**Planner:**

Norris Design  
Samantha Pollmiller  
1101 Bannock Street,  
Denver, CO 80204  
303.892.1166  
[spollmiller@norris-design.com](mailto:spollmiller@norris-design.com)

**Landscape Architect:**

Norris Design  
Sean Malone  
1101 Bannock Street,  
Denver, CO 80204  
303.892.1166  
[smalone@norris-design.com](mailto:smalone@norris-design.com)

**Site Location:**

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Site Plan No. 16 is 70.46 acres located near the southwest intersection of N Highlands Creek Pkwy and The Aurora Highlands Parkway. The site is accessed via E. River Front Drive to the northeast, Warm Springs Avenue to the southwest, North Highlands Creek Pkwy to the southeast and Main Street to the northwest.

**Minor Amendment Summary of Proposed Changes:**

The proposed amendment is a request for a revision to lot typical sheet (sheet 26) to show requirements for a xeric lot typical and curbside landscape. A key map was added to the sheet to outline where the xeric curbside landscape would occur.



**Approval Criteria:**

This proposed addition of xeric landscaping sheet does not change this project's compliance with all approval criteria.

**Adjustments:**

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of this Minor Amendment. 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'.

Samantha Pollmiller

**Principal**

**Applicant's Representative**