

October 21, 2024

Aja Tibbs
Office of Development Assistance
15151 E. Alameda Parkway
Aurora, Colorado 80012

**Re: Windler Village North – Windler Subdivision Filing No. 12
Site Plan – Letter of Introduction**

To whom it may concern,

On behalf of GVP Windler LLC, I would like to introduce the Windler Village North project. Windler Village North consists of the entirety of PA-3. The project will consist of local roadway network surrounding single family lots and tracts for future commercial retail applications. The Windler Village North Site Plan set will provide the local roadways and utility mains to the individual residential lots. The plat (Windler Filing No. 12) will establish the lots, future development tract sites, and the road right-of-way. Village North contains multiple housing types and consists of 380 total lots divided between 52 single family detached alley load, 45 single family detached green court, 32 two family duplex alley load, 102 single family attached 2 story townhouse, 33 single family attached 3 story townhouse, 64 single family attached green court, and 52 single family attached back to back lots.

The proposed Windler Village North Site Plan adheres to the Aurora Unified Development Ordinance (UDO) and conforms with the Windler Master Site plan and associated Master Utility plans, Traffic Study, and Drainage reports that have been approved by the City of Aurora.

A previous “Windler Village North Phase I” had been submitted under DA-1707-23. Since the most recent submittal of the Windler Village North Phase I site plan, the proposed area has undergone significant redo that impacted the scope and limits of the site plan. It is the intent that this submittal of Windler Village North Filing 12, replaces the previous “Windler Village North Phase I” submittal.

Please contact me if you have any questions or require additional information.

Thank you,



Daniel Osmulski, P.E.
Westwood Professional Services