



July 24th, 2024

Erick Gates | Planner II  
Planning & Development Services  
City of Aurora  
303-739-7132

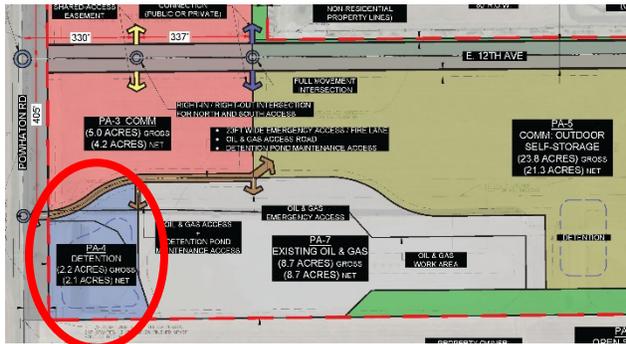
Mr. Gates,

Re: Master Plan Updates prior to final Mylar Submission / 4<sup>th</sup> Technical corrections:

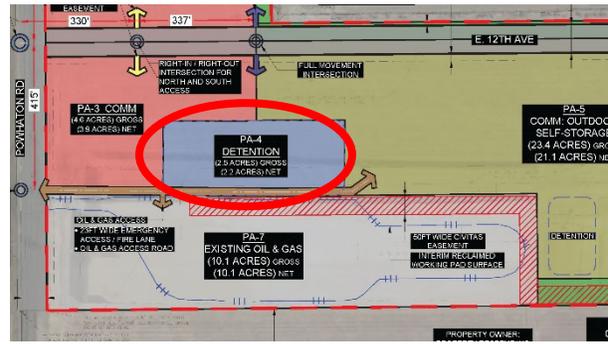
Just as refresher, we began with Master Plan submittals for the JAMASO project back in March 2021, received Admin approval in May 2022, and started working through final technical corrections in late 2023.

Around the time of final approval of the MDR and MUR in early 2024, our team had discussions with the existing oil & gas development on the southwest corner of the site and discovered that the placement of the JAMASO detention pond (PA-4) along Powhatan Road conflicted with existing oil & gas operations & subsequently would need relocated.

With that said, we have relocated this PA-4 detention pond to the north side of the oil & gas operation and updated the oil & gas boundary slightly to account for its current pad edge working limits – see below:



Old Detention Pond Location



New Detention Pond Location

Per this revised pond location, we've updated our Land Use Map & Matrix to account for the change. All other Tabs have been revised so that their background maps mirror this change as well. See below for a summary of the revisions:

- Tab 1 – Letter of Intro: No changes
- Tab 3 – Context Map: No changes
- Tab 4 – Ex Cond & Nat Features Map: No changes
- Tab 5 – Response to Pre-App Comments: No changes



- Tab 6 – MP Narrative: No changes
- Tab 7 – Public Art Plan: Updated background Land Use Map
- **Tab 8 – Land Use Map: Updated pond location and adjusted Oil & Gas Planning Area**
- Tab 9 – OS & Circ Map: Updated background for OS Map
- Tab 10 – Urban Design Standards: Updated background maps
- Tab 11 – Landscape Design Standards: Updated background maps
- Tab 12 – Architectural Design Standards: Updated background maps
- **Tab 13 – PIP: Updated pond location and adjusted Oil & Gas Planning Area**
- **Master Utility Report: Updated pond location & adjusted Oil & Gas Planning Area**
- **Master Drainage Report: Updated pond location & adjusted Oil & Gas Planning Area**

Please accept this 4<sup>th</sup> technical submission of the JAMASO Master Plan with these changes noted above.

Sincerely,

*Garrett Graham*

Garrett Graham – PCS Group, Inc  
720-465-2261