



March 22, 2024

Steve Timms
City of Aurora
Land Development Review Services
15151 E. Alameda Pkwy., 3rd Floor
Aurora, Colorado 80012

**RE: *The Point at Nine Mile Station Subdivision Filing No. 3 Replat
Letter of Introduction***

Dear Mr. Timms:

This letter serves as a letter of introduction for the replat submission for The Point at Nine Mile Station Subdivision, identified as Filing No. 3.

The replat incorporates existing Lots 2, 3, and 4 within The Point at Nine Mile Station Subdivision Filing No. 2 and proposes to replat such that the area is now Lot 1, Lot 2, Tract A, Tract B, and Tract C. This replat does not propose any modifications to existing Lots 1 and 5 of The Point at Nine Mile Station Subdivision Filing No. 2 (west side of the subdivision). The existing public access that serves these developments on the west side of this subdivision are being replaced by this final condition Tract A which serves as the same level of public access (and includes utility easements as well).

The proposed layout of the lots and tracts is intended to align with the previously constructed improvements by The Point Phase 2 project under EDN 220209. Tracts A and B represent the private roadways and Tract C represents the future location of the bridge landing for the infrastructure crossing Parker Road. Additionally, this replat identifies a new fire lane easement within the roadways provided in Tract A and B and identifies the entirety of Tract A and B as public utility and access easements (see the notes on the cover sheet of the plat). Lastly, the replat cleans up all the existing easements across the site (of which are all being processed via easement releases simultaneous to this replat submission).

This replat was delayed in being submitted due to efforts to clean up the parcels previously owned by King Soopers (including the old gas station). Now that AURA owns the entirety of the lots identified in the replat, we are proceeding with the replat and easement release efforts to clean up the real property definitions of the site.

Below are the contacts associated with the property/development:

- Kimley-Horn – **Civil Engineer** / Submitting on behalf of Client and Ownership
 - Mikaela Moore, P.E.: 303-974-3626, Mikaela.moore@kimley-horn.com
 - Randall Phelps, P.E.: 303-228-2336, Randall.phelps@kimley-horn.com
- Koelbel – **Developer**
 - Luke Cannon, Vice President: 303-300-8776, lcannon@koelbelco.com
- Aurora Urban Renewal Authority (AURA) – **Owner**
 - Chad Argentar: cargenta@auroragov.org
 - Andrea Amonick, AURA Manager: 303-739-7129, aamonick@auroragov.org

Please contact me at (303-974-3626) or mikaela.moore@kimley-horn.com should you have any questions or concerns.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mikaela Moore, PE
Project Engineer