



November 19, 2024

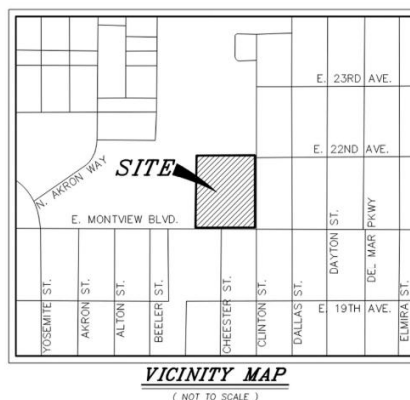
City of Aurora
Attn: Sarah Wile / Current Planner Assigned
Planning and Development Services
15151 E Alameda Pkwy #2300
Aurora, CO 80012

**RE: Montview Plaza - Minor Site Plan Amendment 3
Letter of Introduction**

We are pleased to provide this Letter of Introduction for the Montview Plaza Minor Site Plan Amendment 3. "The Project" which is located at 9355 E. Montview Blvd in the City of Aurora (the "City") on Montview Plaza Subdivision Filing No. 1. This letter is intended to summarize the revisions to the approved Site Plan for the project based on changes that were required due generally to conflicts or changes required in the field.

Site Location and Description

The Site is located south of Stanley Marketplace in Section 34, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado. The proposed Site is bounded by E. 22nd Avenue to the north, Montview Boulevard to the south, Clinton Street to the east, and Westerly Creek to the west. The proposed development consists of six buildings, two surface parking lots, a fire lane drive, associated streetscape and landscaping, and addition street build-out/right-of-way dedication for the complete construction of E. 22nd Avenue right-of-way. The Site is currently under construction. See vicinity map below for reference:



Summary of Changes

Since our previous site plan amendment submittal, Mile High Flood District (MHFD) has been designing improvements to the Westerly Creek regional trails and drainage systems. Since these improvements are proposed directly adjacent to the project site and have tie in locations to infrastructure that was proposed with this project, updated site plan sheets are being provided as a part of this submittal. The improvements associated with Westerly Creek are not anticipated to have any impact on the design or use of the project site, as originally proposed.

We look forward to continued partnership with the City on this project. Should you have any questions or concerns, please do not hesitate to contact me at (303) 228-2300 or kyle.castle@kimley-horn.com.

Sincerely,

KIMLEY-HORN



Kyle Castle, P.E.

Project Manager