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MP LETTER OF INTRODUCTION

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March 29, 2023

Erik Gates
City of Aurora
Planning and Development Services Dept.
15151 E. Alameda Parkway, Suite 2300
Aurora Co, 80012

We are pleased to submit our Master Plan (MP) for the City of Aurora's review. We have made a concerted and diligent effort to respond to the pre application comment in our pre submittal for the Vistas MP, in the City of Aurora. The Vistas at Kings Point is made up of 95.2 acres of Low Density - Medium Density Residential land uses. This is a new Master Plan bordered by Kings point south MP to the west and east. To the south is an existing community.

Vistas Master Plan Vision

The Vistas at Kings Point is envisioned as a comprehensive planned integrated community with places to live, learn and play. It is bordered by Kings Point South to the west, Overlook at KP to the east, Sierra Vista to the South and Aurora Parkway to the north. The project site will include a series of neighborhoods consisting of single family detached and multi-family/ single family attached homesites.

Further amenities will include approximately 3.0 acres of neighborhood parks, 6.6 acres of dedicated open space, greenbelts, and 6.0 acres of a Pre Kindergarten - 8th grade school.

Thank you for your assistance in processing and reviewing this application. We trust that you will find this application complete in its response to your previous comments. Please contact us at your earliest convenience if you have any questions or need additional information regarding this submittal. We look forward to your review of the enclosed materials.

Sincerely,

Layla Rosales

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Ownership Group:

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Project Team:

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