



May 6, 2024

City of Aurora – Planning Department
Erik Gates
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

RE: Letter of Introduction for Tower Crossing Subdivision Filing No. 1 – Site Plan Minor Amendment

Dear Mr. Gates,
On behalf of the Applicant, CAGE Civil Engineering is pleased to submit this Letter of Introduction for Site Plan Amendment at the Majestic Commercenter – Tower Crossing Filing No. 1

Site Location

The Majestic Commerce Center is an approximately 1,500-acre “e-Commercenter” development located in northeastern Aurora, Colorado. The development is generally located east of Tower Road, west of E-470, north of Interstate-70, and south of 32nd Parkway.

This development is 9.5 acres located south of 32nd Parkway, and east of Tower Road. The site is accessed by 32nd Parkway and private drives.

Project Overview

This Site Plan Amendment revises the ISP Phase 1 boundary and Tract C boundary by reducing the area of pond Tract C by 0.823 acres. This lot line change does not affect the pond volume or release rates, but removes unused area from the pond tract for commercial hotel development by grading into the pond Tract C area. The approved PDR and PDM are included in this Site Plan Amendment submittal for the ECHO Suites Hotel currently under CD review, the Site Plan is currently in the “Technical Revisions” stage. This ISP Amendment changes the ISP boundary lot/tract line, updates the data block information on the cover, and realigns the landscape plan to follow the new ISP boundary. The grading shown on sheets C7 and L-3 in this amendment has not been updated to the new grading for the ECHO Suites and the grading shown on sheets C7 and L-3 reflect the grading on the approved Phase I CDs [EDN: 222104]. The above-mentioned pond grading will occur during the ECHO Suites CD phase. The Detention Pond “D” landscape area has been reduced, and the tree and shrub counts have been reduced accordingly.

We look forward to working with the City of Aurora on the review and approval of this next phase of Majestic Commercenter. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
CAGE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "K Swaving", is written over a horizontal line.

Kyle J Swaving, P.E.
Project Manager