

Attention: City Engineer;  
Public Works;  
City of Aurora

**Ref: Request to defer public improvements to Andes Way - DA-2351-00**

This letter is to request the deferral of the public improvements required for Andes Way per the site plan application number DA-2351-00 for address 2260 Andes Way.

Per the Uniform Development Ordinance Section 146-5.3.19 item C we are requesting the above-mentioned public improvements to be deferred per justification C in order for these to be more efficiently constructed by City of Aurora at the time of development of the adjacent parcels and once the required additional Right-of-ways to the north and west of this parcel have been dedicated to City of Aurora.

The public improvements requested to be deferred along Andes Way include:

- +/- 18' wide Asphalt Pavement of Andes Way in the dedicated right-of-way west of this property along the length of the west property line.
- 4' wide gravel shoulder in the dedicated right-of-way west of the proposed asphalt pavement
- 5.5' wide Public Sidewalk in the dedicated right-of-way along the west property line (COA Details S8.1 & S9.1)
- Curb and Gutter in the dedicated right-of-way west of the proposed public sidewalk along (COA Detail S7.1)
- 4' wide east-west Crossspan along the width of the proposed asphalt pavement (COA Details S4.4 & S4.2)
- Two (2) Public Street Lights (Exact Locations to be determined by Photometrics Study)

Thank you very much for this deferred improvement consideration.

Attention:  
On behalf of Julio Herrera (Owner)

**Jose Ramirez**

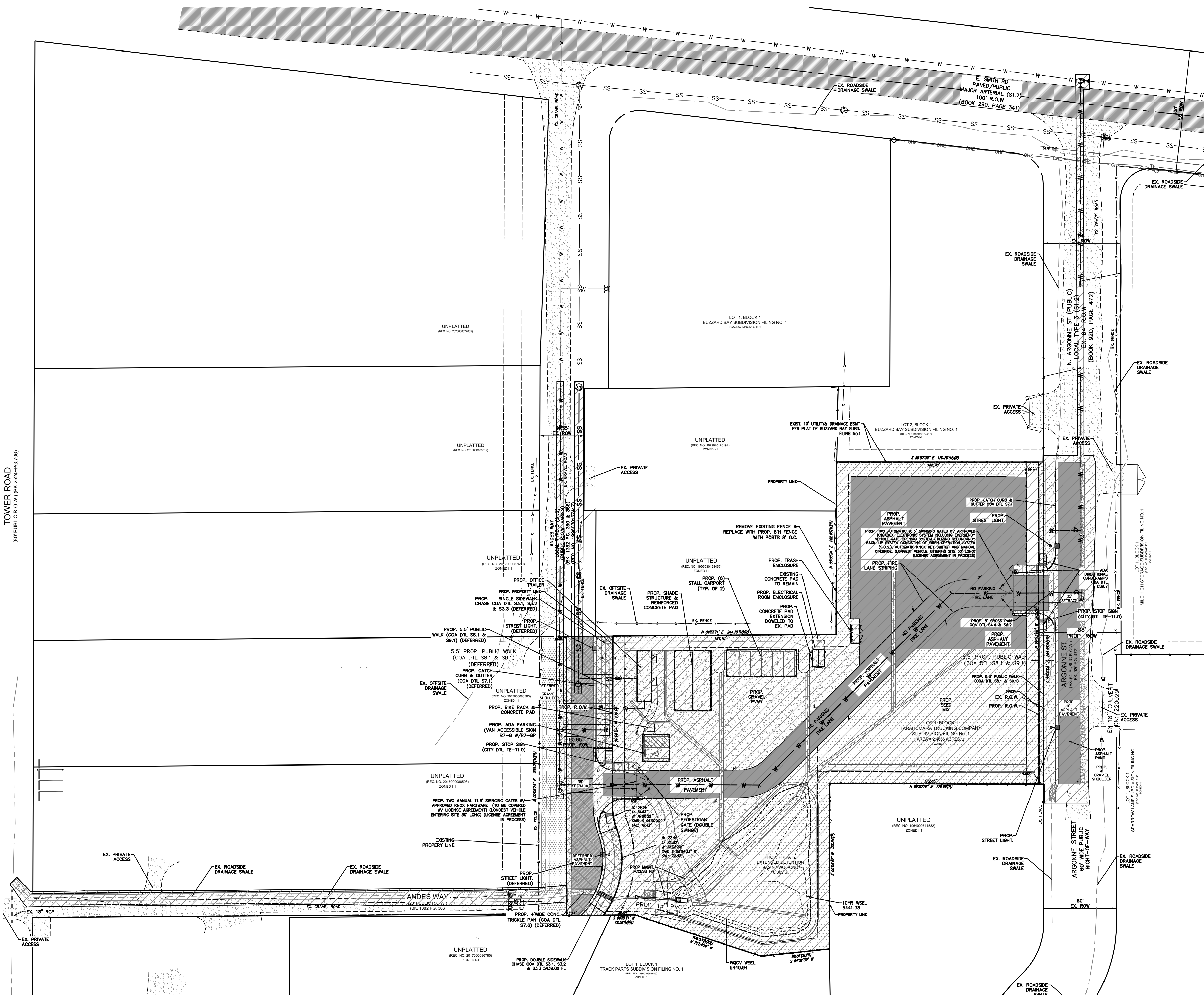
Project Engineer II



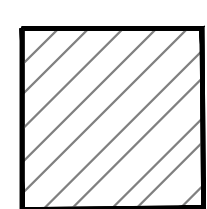
420 21st Avenue, Suite 101  
Longmont, CO 80501  
303.506.3118  
<http://rockyridgecivil.com>



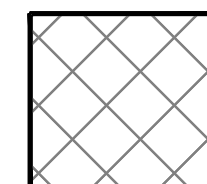
TOWER ROAD  
(60' PUBLIC R.O.W.) (BK 2524-PG 196)



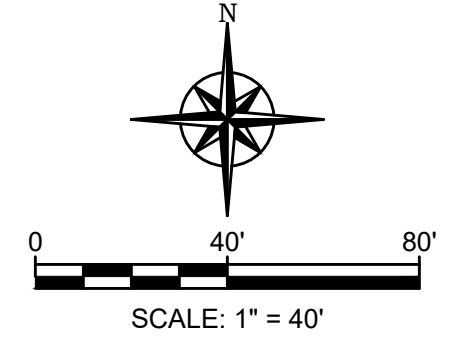
**PHASING**  
THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL PARKING OR AN OFFICE ON SITE.



1. ARGONNE STREET IMPROVEMENTS WILL BE CONSTRUCTED FIRST AS WELL AS THE SITE AND ROW LANDSCAPING AND TREE LAWNS. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED. THE WEST SIDE OF ARGONNE WILL BE IMPROVED WITH THIS DEVELOPMENT. THE EAST SIDE IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE EASTERN ADJACENT LOT DEVELOPS. SITE IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PHASE AND THE CONSTRUCTION ORDER WILL BE DETERMINED BY THE CONTRACTOR BASED ON MOBILIZATION AND MATERIAL AVAILABILITY.
  - A. DETENTION POND AND STORM STRUCTURES
  - B. DRIVEWAYS WITH CURB RAMPS AND CONCRETE CROSSPANS
  - C. PAVED SITE ACCESS
  - D. R.O.W. LANDSCAPING
  - E. DETENTION POND AND STORM STRUCTURES
  - F. LOT GRADING AND ASPHALT PAVEMENT SURFACE
  - G. NON-STREET FRONTAGE LANDSCAPING
  - H. 8" WATER LOOP WITH ALL APURTANCES INCLUDING FIRE HYDRANTS



2. THE FOLLOWING ANDES WAY IMPROVEMENTS FOR THE WEST SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (0.19 ACRES DISTURBED)
  - A. CURB AND GUTTER AND WALK
  - B. ROAD PAVE
  - C. STREET TREES



EXISTING		LEGEND		PROPOSED	
	FIRE HYDRANT		ELECTRIC POLE/LIGHT		KNOX HARDWARE BOX
	TRAFFIC SIGN		INLET		PROPOSED TRAFFIC SIGN
	CONTOUR MAJOR		CONTOUR MINOR		GRAVEL PAVEMENT
	ASPHALT PAVEMENT		CONCRETE		RIPRAP
	SEED MIX (PER LS PLANS)		DRAINAGE FLOW ARROW		RECORD EASEMENT LINE
	ADJOINING LOT LINE		CEDAR FENCE		ADA HANDRAIL
	EASEMENT		PROPERTY LINE		ROW CENTERLINE
	EASEMENT		FOUND		TYPICAL
	PROPOSED		RIGHT-OF-WAY		LINEAR FEET
	DETAIL		ESMT		FND
	TYP		PROP.		R.O.W.
	LF		DTL		LF
	DTL				

**Rocky Ridge Civil Engineering**  
420 21st Ave, Suite 101  
Longmont, CO 80501  
303.651.6626  
www.rockyridgecivil.com

**TARAHUMARA SUBDIVISION FILING NO. 1**

DEFERRAL EXHIBIT	CAD NO	JOB NO
2260 ANDES WAY	954-1	954-1
AURORA, CO 80011		

DATE: 10/28/24

NO.	DATE	DESCRIPTION	BY