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Stacy Wasinger, AICP  
Senior Planner  
Planning & Business Development | City of Aurora  
15151 East Alameda Parkway, Ste 2300  
Aurora, Colorado 80012

[www.jvajva.com](http://www.jvajva.com)

RE: Letter of Introduction – Final Plat  
APS Pickens Technology Center Subdivision Filing No. JVA  
Job Number: 241372.CIV

Dear Stacy:

Aurora Public Schools (APS) plans to replat an existing parcel located at the southeast corner of the intersection of North Airport Boulevard and East 6th Avenue. The proposed property will be replated into one lot with an area of approximately 125.18 acres.

The purpose of the proposed replat is to facilitate site improvements related to two separate developments currently under review by the City of Aurora: “APS – Ground Mount PV at ACC (#1660761)” and “APS Nutrition Service Freezer Warehouse Building (#1798146).” In addition to establishing the necessary easements for these projects, the replat will consolidate existing plats and associated easement documents into a single, comprehensive plat. This will streamline documentation and improve clarity for future use and reference.

The Granby Ditch flows through the proposed parcel. A drainage easement will be provided around the existing ditch as required.

Easements associated with the “Post-Secondary Building on APS Community Campus (#1249894)” have been incorporated into the final plat package. These easements were previously dedicated by the City’s Final Plat process. However, based on recent discussion the APS Community Campus final plat was not officially recorded with the County Assessor.

An offsite easement, originally executed in 2015 between the Department of the Air Force and Aurora Public Schools, was established to provide necessary access to the project site via Buckley Air Force Base. Although fully executed at the time, the easement was never officially recorded with the County. As part of the current platting and entitlement process, this easement will be formally recorded to ensure it is properly documented in the public record and legally recognized for future use.

Please feel free to reach out with any questions or comments.

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By: *Danielle D Breedlove*  
Danielle Breedlove  
Senior Project Manager, Associate