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December 15, 2023

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

Re: Letter of Introduction for The Aurora Highlands North – Filing 28 Plat

Ms. Bickmire:

On behalf of the Applicant, The Aurora Highlands, LLC, we are pleased to submit this Letter of Introduction for Filing 28 at The Aurora Highlands.

The following team of consultants has been assembled to complete this application:

Owner / Master Developer: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Applicant / Builder: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Civil Engineer: Matrix Design Group Jeff Killion, P.E. 707 17 th Street, STE 3150 Denver, CO 80202 303.226.7832 Jeff.Killion@matrixdesigngroup.com
Planner: Matrix Design Group Tom Kopf 707 17 th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com	Landscape Architect: Matrix Design Group Chad Herd 707 17 th Street, STE 3150 Denver, CO 80202 303-502-0200 Chad.Herd@matrixdesigngroup.com	Surveyor: Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com

Site Location:

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Filing 28 plats approximately 24.5 acres of The Aurora Highlands North – Area A Site Plan. The plat includes Rights of Way and 139 Lots within Planning Area 6.

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Project Overview:

The Filing 28 plat replats a large portion of The Aurora Highlands in order to establish Rights of Way for roadways, tracts, and single-family lots.

Amenities:

N/A, plat only.

Public Art:

N/A, plat only.

Approval Criteria:

A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

N/A, plat only.

B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

N/A, plat only.

C. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

N/A, plat only.

D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

N/A, plat only.

E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

N/A, plat only.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

N/A, plat only.

Adjustments:

No adjustments are being requested at this time.

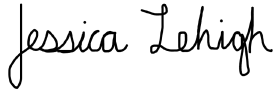
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We look forward to working with the City of Aurora on the review and approval of these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

Sincerely,

MATRIX DESIGN GROUP, INC.

A handwritten signature in black ink that reads "Jessica Lehigh". The script is cursive and fluid, with the first name and last name clearly legible.

Jessica Lehigh, PE
Project Manager

cc: 23.1328.003-001