



518 17th Street
Suite 1575
Denver, CO 80202
www.ees.us.com
303-572-7997

September 20, 2019

Mr. Brandon Cammarata
Senior Planner
City of Aurora, Colorado

Project: Smoky Hill Crossing
RE: Letter of Introduction – ROW Vacation

Mr. Cammarata,

Now that the Smoky Hill Crossing property and Yellowstone rights-of-way have been annexed into the City of Aurora, and the proposed plat is under review, we hereby request that portions of the annexed Yellowstone rights-of-way be vacated as illustrated on Exhibits A and B attached.

Consistent with the Smoky Hill Crossing FDP, preliminary plat and conceptual site plans reviewed with the City over the past 12 months, vacation of these portions of right-of-way is necessary to transition the primary access for both the retail development and the adjacent Summerset Subdivision east to the signalized intersection at Gun Club Road and Smoky Hill Road, a more safe access point supported by retail and adjacent residential owners alike. Upon completion of the Gun Club Road extension and installation of the signal improvements at Smoky Hill Road, access to the Summerset Subdivision will be eliminated and this "middle" access point will remain only to serve the retail development as a private drive.

Concurrent with this vacation, we intend to finalize the plat in coordination with City of Aurora staff and dedicate the right-of-way for the Gun Club Road extension to the City of Aurora.

Please let me know if you need further information or detail to process this request.

Sincerely,

Jeff Kochevar
Principal