



March 17, 2022

Debbie Bickmire
City of Aurora
Planning & Development Services Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Letter of Introduction – Dandelion Draw Storm

Ms. Bickmire

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for Dandelion Draw Storm.

Property Owner #1

Colorado International Metropolitan District No. 7
4100 E. Mississippi Ave., Suite 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Owner's Representative

Silverbluff Companies
4100 E. Mississippi Ave, Ste 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Civil Engineer

Martin/Martin Inc.
12499 W. Colfax Avenue
Lakewood, CO 80215
ATTN: Patrick Horn
303-431-6100

Landscape Architect

Norris Design
1101 Bannock Street
Denver, CO 80204
ATTN: David Lane
303-575-4551

Site Location:

The proposed development is located in the Southeast quarter of Section 1, Township 3 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, Adams County, Colorado. The proposed improvements are in support of the High Point East development. E-470 is to the southwest, and Adams County and Denver International Airport to the north.

Scope of Project:

The 2100 linear foot channel improvement corridor extends from E-470 to 68th Avenue within the High Point Property. The channel will collect flows from the adjacent development and the channel reach upstream of E-470.

**Project Phasing:**

Currently, the plan for this project is to construct the entire reach as one complete phase.

Deferral

No deferrals are currently being requested for this project.

Landscaping

Landscaping will be completed with his project.

Easement Impacts

This project is within the following easements:

- The 75' Multiuse Easement (BK. 4580, PG. 834).
- 30' Permanent Easement (REC #20050803000819330)
- 50' Private Right-of-Way for a Gas Pipeline (REC #2018000081634)

Improvement Responsibility:

The owners listed on this letter will be responsible for the construction of this project. After the typical CoA warranty period, the Mile High Flood District will take over the ownership and maintenance of the elements.

Adjustments:

No adjustments are being requested at this time.

Sincerely,

A handwritten signature in black ink that reads 'Will Sokol'.

Will Sokol
Project Manager

Applicant's Certificate of Compliance Regarding Minerals

With Article 65.5 of Title 24, Colorado Revised Statutes (H.B. 01-1088, Effective July 1, 2001).

Note to Applicant & Land Use Department:

For any of the following, the applicant must complete this certification as a prerequisite to the Planning and Development Services Department accepting any application that is submitted after September 1, 2015:

1. an application regarding a new or amended General Development Plan or Planned Community Zone District;
2. an application for a zone change;
3. an application that includes a subdivision or resubdivision;
4. an application for site plan or contextual site plan approval which anticipates new surface development; or
5. an application for a new or amended Framework Development Plan.

The certification is not required for minor amendments to site plans, framework development plans, general development plans, conditional uses, or redevelopment plans, ***unless no development has occurred on the property since the plan was originally approved.***

Certification

I, Will Sokol, Applicant for the following named development under the Aurora Zoning Code Dandelion Draw Storm

DA # 1746-35, hereby certify that I or my agent have examined the records in the Office of the Adams [County] Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property which is the subject of the proposed development can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes (also known as H.B. 01-1088 ("the Act")). Further, based on this examination, I have determined that: [check applicable entry]

☒ No such mineral estate owners or lessees exist in the Subject Property.

☐ Mineral estate owners or lessees exist in the property to whom notice of the proposed development application will need to be sent as required by the Act.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Will Sokol

3/17/2022

Applicant Signature

Date

Will Sokol

Applicant Name (Print)

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.