

September 13, 2022

City of Aurora
Office of Development Assistance
Brit Vigil
15151 E. Alameda Ave.
Aurora, CO 80012

RE: 3411 S. Fairplay - Development Application - Letter of Introduction

Ms. Vigil,

The intent of this letter is to introduce the proposed 9-lot development at 3411 S. Fairplay, which is proposed near the northwest corner of Hampden and Chambers. The residential development includes three townhome buildings each with three homes for a total of nine homes. The .88 acres development includes two detention ponds, driveway and garage parking for each of the homes, and shared and private landscape spaces. The development meets the requirements in Section 146-405(F).

The site was originally approved for 10 condos in 2006 and that plan was partially constructed. The access road, utilities, and storm drainage for the site was built and then the site was left vacant. The proposed plan provides nine homes on fee-simple lots with many of the homes having private outdoor space in addition to shared open space. The small size and overall dimensions of the lot and the pre-existing improvements limit what can be built on the site and the proposed nine townhome plan provides a livable community for the area that provides much needed housing.

The project had the pre-submittal meeting April 1, 2021 for a concept plan of 22 apartment units and a revised pre-submittal meeting with 9 townhome units September 27, 2021. The nine homes are planned to be three and four bedroom homes with an attached garage and private two car driveways. Each home will have its own entrance and most of the homes will have a private side yard. The HOA will maintain the alley and shared outdoor space.

We look forward to working with you and the entire staff at the City of Aurora to make this a successful development to provide more much needed housing.

Thank you,

Tyler Jones
Mahal Holdings LLC