

May 4, 2021

Claire Dalby
Planner II, City of Aurora
15151 E. Alameda Parkway, Aurora, CO 80012

RE: Caliber at Southlands – Site Plan Amendment 1 Letter of Introduction

Dear M. Dalby,

This letter serves as a formal request to amend the approved Site Plan with Waivers for the Caliber at Southlands Site. The Site Plan was originally approved by administrative decision on May 1, 2019, with Brandon Cammarata as the Case Manager. It was approved under Development Application Number DA-1670-02.

The Site Plan, as originally approved, included an extension of Southlands Parkway, which would connect the Southlands Mall property south of the Site to East Alexander Drive north of the Site. At the time of approval, coordination with the Southlands Mall ownership related to the off-site improvements required for this connection was ongoing. Ultimately these off-site improvements were disallowed by the Southlands Mall ownership, and this connection had to be eliminated.

In order to provide a secondary point of fire access to the Site, a new fire lane has been designed, which connects the northwestern portion of the Site to East Ida Drive to the north. A new fire lane easement has been proposed to cover this secondary access point. A revision to the Civil Construction Documents and Drainage Report showing the new fire lane has been reviewed and approved by the City of Aurora.

The requested amendment to the approved Site Plan contains all sheets previously approved, and all changes have been clouded. The changes include alterations to roadway alignment, walks, parking, grading, easements, landscaping, and lighting.

Sincerely,

W. Karl Stout
Director of Civil Engineering, The Garrett Companies