



January 12, 2017

LETTER OF INTENT

Development Application

Alliance Roofing

AURORA CENTRETECH PARK SUBDIVISION, FILING NO. 10, AMENDMENT 1

Parcel ID: 1975-08-2-16-014

Aurora, Colorado 80011

To Whom it may concern:

Alliance Roofing is proposing to build a new 12,813 sf one story office/warehouse spec building on an 1.898 acre lot just east adjacent to their current building located at 16657 East Centretech Circle in the Centretech Business Park. The site is currently zoned M-1 "Light Industrial" and is on vacant land. The proposed spec office/warehouse meets the current approved M-1 "Light industrial" use. The Applicant is not requesting any changes to the current zoning.

The proposed site plan is consistent with the provisions of the comprehensive plan, City Code and plans and policies adopted by city council that apply to the Aurora Centretech Park Subdivision. The proposed development (spec. office / warehouse) does not burden the the city's existing infrastructure nor is the density different than adjacent properties. The floor area ratio (FAR) for this propsed development is 0.15. The proposed building architecture meets the compatibility requirements with surrounding elements by using masonry of similar textures and colors. The landscape will also conform to city standards and be consistent with the Aurora Centretech Park Subdivision. The project will also include adequate accessible connectivity through providing 19 parking spacings with (2) accessible parking spaces, 6 bicycle parking spaces, and providing an accessible route to the building via ramps, sidewalks and an internal crosswalk.

William T. Smith, AIA
Senior Principal

Owner:

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