



Property Consultants, llc

July 12, 2022

City of Aurora Office of Development Assistance
15151 E. Alameda Ave, 5th Floor
Aurora, CO 80012

**Re: Landings at Jewell
Infrastructure Site Plan Letter of Introduction**

The proposed Landings at Jewell is for an infrastructure only development at this time in order to prepare marketable lots for sale and further development. The property is an unplatted, 11.33-acre parcel, partially zoned APZ and partially zoned AD.

The proposal is to dedicate the Right-of-Way (ROW) for Rivera Street and create five (5) lots, one west of Rivera and four east of Rivera, along with necessary utility mains for water, sewer and storm sewer to service the proposed lots.

General topography of the site is from the west to the east. Two offsite, regional drainage ponds have been constructed for the project as noted in the Preliminary Drainage Report, as per the approved Master Drainage Plan. All necessary utility mains are within the vicinity of the project including existing storm sewer, water mains/fire hydrants and sanitary sewer, having been constructed with the self-storage project to the south of Atlantic Avenue.

The ownership of the Landings at Jewell is the same developer and owner of the neighboring Landings at Jewell Self Storage and RV Storage

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

Aaron Thompson