



Friday - July 23, 2021

Sent Via: Email to: **RICKHOFF, LAURA** LRICKHOF@AURORAGOV.ORG

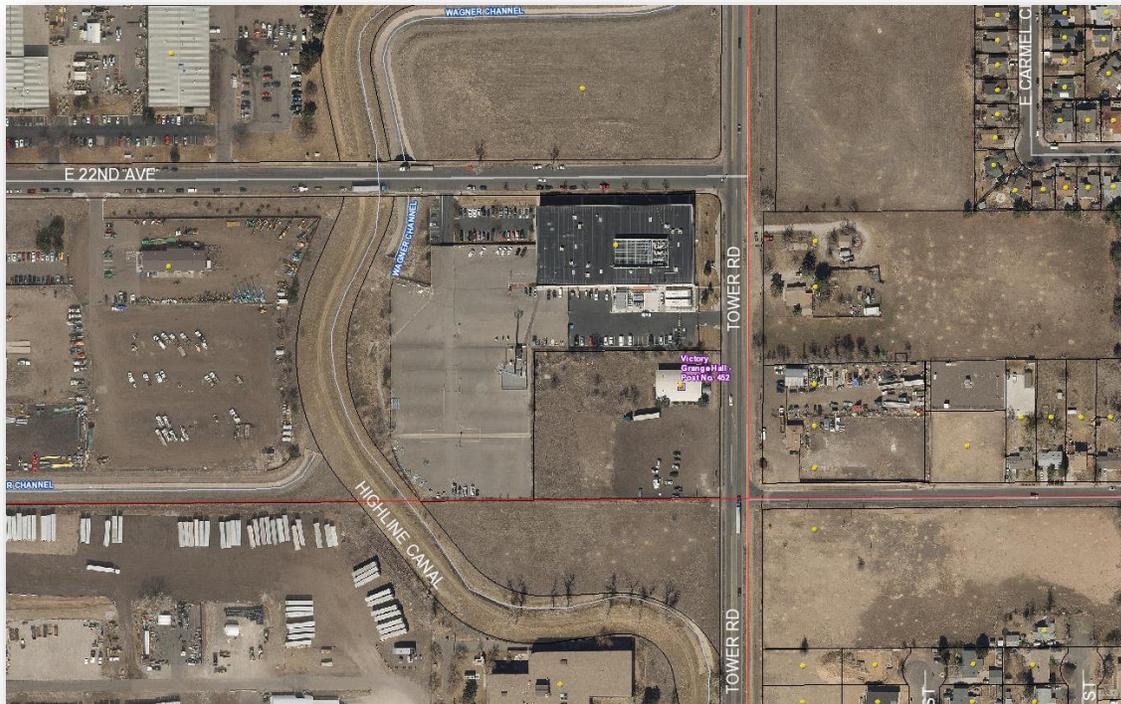
CITY OF AURORA

Attn: Ms. Laura Rickhoff
15151 E. Alameda Pkwy. Suite 2300
Aurora, CO 80012

RE: **Application for Major Site Plan Amendment**
18400 E. 22nd Avenue— City of Aurora, CO
Letter of Introduction

Greetings Ms. Rickhoff:

Our Client, SWSG Construction Management, is the project applicant for a 7.38-acre lot located in the Southwest corner of 22nd Avenue and Tower Road. This project had a recent Site Plan Amendment to expand the existing building. This project includes the addition of a 5,000 square-foot storage building and a 17,500 square-foot office building. At 3 parking spaces per 1,000 square feet of office space, 70 parking spaces are required between the existing north building and the new office building. No parking is required for the storage building. 131 total parking spaces are provided; therefore, the proposed project has sufficient parking. All the parking will be behind a secured fence. No public parking will be provided for this facility.



Existing chain-link fence around the areas being improved will be replaced with a wooden fence with masonry columns. This property is zoned I-2 (Industrial District). This zoning is appropriate for the existing/proposed usage for this lot.

14190 East Evans Avenue
Aurora, Colorado 80014-1431
P 303.337.1393 | F 303.337.7481 | T/F 1.877.273.0659
engineering-service-co.com



This development is an improvement from the existing condition in several ways. Landscaping at the site will be increased and improved significantly. Pervious cover will decrease. The proposed office building is intended to be an attractive place for T-Mobile's technical employees to work.

We trust the information provided above sufficiently demonstrates that approval of this site plan application is consistent with the criteria for approval.

Please feel free to call or email me if you have any questions or comments, or if I may be of assistance in any way.

Thank you.

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in blue ink, appearing to read "Chad M. Anderson". The signature is fluid and cursive.

Chad M. Anderson, PE

Project Manager

Phone: 303.337.1393, x-116

Email: CAnderson@engineeringserviceco.com