

October 2, 2019

Heather Lamboy
City of Aurora
15151 E Alameda Parkway
Aurora, CO 80012

Re: Murphy Creek East | Framework Development Plan (FDP) Update
Application Number: **DA-1250-46**

Dear Ms. Lamboy:

On behalf of our client, Lennar Homes Colorado, please find enclosed the following documents updating the Murphy Creek East Framework Development Plan (DA-1250-46):

- Letter of Introduction (this letter)
- Framework Development Plan Revised Sheets
 - Cover Sheet (Delta #1)
 - Public Improvement Plan
- Updated Public Improvement Plan Report
- Adjacent property owner list

Per discussions with you and your colleagues, it was determined that the proposed street network for the Harvest Ridge neighborhood needed to be reflected in the FDP (refer to the Public Improvement Plan) as it varies slightly from the current road network identified in the existing FDP. The proposed modified street grid is consistent with the current approved FDP and aligns with the goals established in the Comprehensive Plan for a neighborhood street pattern.

We look forward to working with you and your colleagues to complete this minor update. Please let me know if you have any questions and need further information.

Sincerely,
Norris Design



Bill Mahar
Senior Associate