

**OTTENJOHNSON**  
ROBINSON NEFF + RAGONETTI<sub>PC</sub>

December 4, 2018

ALEX GANO  
303 575 7512  
AGANO@OTTENJOHNSON.COM

**VIA E-MAIL: DMONEY@AURORAGOV.ORG**

Dan Money  
Assistant City Attorney  
City of Aurora  
15151 E. Alameda Parkway, Suite 5300  
Aurora, Colorado 80012

Re: City Initiated Rezoning of Mt. Nebo Parcel B

Dear Mr. Money:

Following up on our conversation on November 30, the property owner, Mount Nebo Memorial Park, a Colorado nonprofit corporation, and long-term ground lessee, Nebo Redevelopment, LLC, a Colorado limited liability company, of certain real property located on the west side of Peoria Street, in between 11<sup>th</sup> and 13<sup>th</sup> Avenues (legally described in the attached Exhibit A), respectfully request that the City of Aurora initiate a rezoning of that property from Open District to Fitzsimons Boundary Area, Subarea 1.

When the City approved the Original Aurora zoning code update, it erroneously rezoned this property from Planned District to Open District. The City has the authority under the Building and Zoning Code, § 146-401(A)(2) and (C)(3), to initiate a rezoning if “[a] need exists to correct an error.”

Please keep me apprised about when this matter will come before the Aurora Planning and Zoning Commission and City Council for public hearings.

Sincerely,



Alex Gano  
For the Firm

**MOUNT NEBO MEMORIAL PARK:**

Mount Nebo Memorial Park, a Colorado nonprofit corporation

By: John A. Berman  
Name: John A. BERMAN  
Title: Chair of Board of Directors

STATE OF Colorado )  
 ) ss:  
COUNTY OF Danver )

The foregoing instrument was acknowledged before me as of the 4<sup>th</sup> day of Dec, 2018, by John A. BERMAN, as Chair of Board of Directors of MOUNT NEBO MEMORIAL PARK, a Colorado nonprofit corporation.

WITNESS my hand and official seal. [Signature]

Notary Public

My Commission Expires: August 29, 2020

ERICA S MEIKLE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164033217  
MY COMMISSION EXPIRES AUGUST 29, 2020

