

April 17, 2018

Stephen Rodriguez
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for a Minor Site Plan Amendment for the Singletree at DIA Site Plan (Parking Spot)

Dear: Mr. Rodriguez:

Thank you for your assistance with this application for a Minor Site Plan Amendment for the Singletree at DIA Site Plan. We are submitting this application on behalf of our client, The Parking Spot, for a formal request to consider the minor Site Plan changes for their proposed premium parking area. Per your direction, we have submitted the specific site plan sheets that include new or revised information. The proposed changes are identified by revision clouds.

The following team of consultants has been assembled to complete this application:

Planning:

Norris Design
Bill Mahar
1101 Bannock Street
Denver, CO 80204
303-892-1166
bmahar@norris-design.com

Engineers:

Calibre Engineering
Ryan Littleton
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, Colorado 80129
303-730-0434
RWLittleton@calibre-engineering.com

Project Overview

The Singletree at DIA Site Plan was approved by the City of Aurora Planning Commission in late 2016 and the Site Plan was recorded on March 12, 2018. This application is for the existing portion of the Parking Spot commercial parking lot facility and does not change or impact the proposed improvements that were part of the recently approved and recorded Site Plan.

The proposed change involves the addition of a premium parking area that will utilize a portion of the original, standard parking area on the south portion of the site as shown on the enclosed site plan exhibits. This area will be restriped to provide for minor adjustments to the parking lot. Specific parking stalls will be eliminated to enhance the drive aisles and access throughout the premium parking area. Three points of ingress and egress have been identified on the enclosed plans and exhibits. Each entrance will be a gate controlled access. Two of the entrances will be utilized for customers and the third gated entrance on the east side is restricted for the Parking Spot bus shuttle. These locations are identified on the site plan exhibits. Each entrance will include a canopy over the automated gate. Please see enclosed drawings.

The re-striping will result in the reduction of 44 parking stalls due to the realignment of specific drive aisles and parking stalls. The new parking stall total will be 434 premium parking spots and the parking stall widths have been increased to a size of 9'6" from the current width of 8'6". Please see attached exhibit that overlays in red the line work for the revised parking stalls and drive aisles.

The following documents have been included along with this Letter of Introduction:

- Minor Amendment Application
- 180416 Site Plan Amended Sheets
- Parking Stall Revision Exhibit
- Canopy Details

Thank you for your assistance with this application. Please let me know if you have questions or need additional information. We look forward to the development of this project.

Sincerely,
Norris Design



Bill Mahar, AICP
Senior Associate