



Planning Division
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Aurora, Colorado 80012
303.739.7250

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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Heather Lamboy, Planning Department Case Manager
Date: June 13, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1370-36 Rockinghorse CSP No 12 Amendment
Contextual Site Plan Amendment with Waiver
Case Number: 2018-4007-01
Applicant's name: Nash Inspiration LLC
Site location: South of E Heritage Parkway and West of E Inspiration Lane
Processing start date: **June 10, 2019**

Application Summary:

The applicant is requesting approval of a Contextual Site Plan Amendment with Waiver to reduce rear setbacks from 20 feet to 15 feet for standards lots and from 25 feet to 20 feet for large lots for age-restricted homes.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1372429**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, June 28, 2019. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7184 or via e-mail at hlamboy@auroragov.org.

I look forward to hearing from you!

Review and Approval Criteria for Contextual Site Plan Section 409(D)(1 thru 5)

All contextual site plans shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeast Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter;**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council; and**
- 4. Consistency with the FDP approved for the site.**
- 5. The director of planning, city council or the planning commission are authorized to consider the past performance of an applicant in their consideration of any contextual site plan. The director of planning, planning commission or city council may deny any approval of a contextual site development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

MIKE MCDOWELL
TRAVOIS HOA
8235 S IRELAND WAY
AURORA CO 80016

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NOT REGISTERED
TRAVOIS (DOUGLAS COUNTY)

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STEVE HUNGERFORD
HERITAGE EAGLE BEND
7899 S ZANTE COURT
AURORA CO 80016

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