

Planning Division
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May 14, 2019

Jeff Martinez
Brothers Redevelopment
2250 Eaton St, Suite B
Denver, CO 80214

Re: Initial Submission Review – Paris Family Housing – Minor Amendment
Case Number: 2017-4002-01

Dear Mr. Martinez:

Thank you for your initial submission, which we started to process on Thursday, April 25, 2019. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, May 21, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Bob Wilson, Shopworks Architecture, 301 W 45th Ave, Denver, CO 80216
Jacob Cox, ODA
Filed: K:\SMA\2017-4002-01 Paris Family Housing\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning Issues (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. There are inconsistencies throughout the plan set in how revisions are bubbled. In addition, some changes do not appear to be bubbled at all. Please review redline comments and ensure that all sheets are revised similarly.

1B. On Sheet 7, there appears to be a pole sticking up from out of the building. Please clarify what this is, or whether it is an error.

1C. On Sheet 17, the shade structure appears to have changed and isn't called out. Per voicemail from Bob Wilson on 5/13, it sounds like this shade structure is not acceptable to the Building Department. Can the shade structure that was previously approved be used instead of removing the shade structure from the plan entirely?

2. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in bright teal)

2A. Fix the text overwrite on Sheet 3.

2B. Clarify whether the fence is attached or flush to the porous landscape detention wall.

2C. Provide the actual height and width of the porous landscape detention planter wall. Referencing the Civil Plans is not acceptable as the city's zoning inspection is based on the Site Plan, not Civil Plans.

2D. Review comments regarding fence concerns on Sheet 16. The fence cannot be mounted on top of the wall for the full span. Installing it beside the wall will create a gap that will collect garbage and cause other maintenance issues.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. No comments on the Site Plan, but Civil Plans revisions must be approved.