

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



September 14, 2018

Carlo Ferreira
Aurora Highlands, LLC
6550 S. Pecos Rd Suite 124
Las Vegas, NV 11711

Re: PLANNING COMMISSION HEARING RESULTS: The Aurora Highlands Comprehensive Plan Amendment to the E-470 Land Use Plan, Rezoning and Framework Development Plan with Waivers
Application Number: DA-2063-01 and DA-2062-00

Dear Mr. Ferreira:

Congratulations! Your application was approved with conditions by the Aurora Planning Commission at a public hearing on September 12, 2018. The table below shows the results of the Planning Commission's actions.

Planning Case Number	Planning Commission Recommendation	City Council Review Required?	Planning Commission Conditions
2018-1004-00	Approval	Yes	None
2018-2007-00	Approval	Yes	None
2017-7002-00	Approval	Yes	<ol style="list-style-type: none"> 1. Subject to City Council determination of whether or not to approve the applicant's request to allow open space dedication within a designated flood plain which is inconsistent with the Parks, Recreation and Open Space Department's Dedication and Development Criterial Manual requirements. 2. The waivers associated with lot size and layouts shall comply with the standards outlined in the adopted version of the 2018-2019 Unified Development Ordinance. 3. Resolution of outstanding technical issues prior to the recordation of the Framework Development Plan. 4. The applicant shall continue to work with the City through the completion of the NEATS Refresh Study to ensure that 48th Avenue connects to Harvest Road.



The City Council hearing for the Comprehensive Plan Amendment, Rezoning Request and Framework Development Plan with Waivers is tentatively scheduled for October 8, 2018 at 7:30 pm for the introduction of the ordinances and public hearing for your cases. The "Notice of Public Hearing" letters to abutting property owners and HOA groups within a one mile radius must be sent out no later than Friday, September 28, 2018. The Notice of Public Hearing Signs shall also be posted at a point clearly visible from a public right-of-way by September 18.

If you have any questions about the Planning Department's approval process, please feel free to give me a call. I can be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Planner I
City of Aurora Planning Department

cc: Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204
Eva Mather, Norris Design
Susan Barkman, Neighborhood Services
Vinessa Irvin, ODA
Dan Money, Asst. City Attorney
Filed: K:\\$DA\2062-00pcres.rtf