

May 21, 2019

Ms. Heather Lamboy, Planning Supervisor
City of Aurora – Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

Re: RockingHorse Contextual Site Plan (CSP) No. 12 – Waiver Request Narrative

Dear Ms. Lamboy,

On behalf of NASH Inspiration, LLC it is our pleasure to submit this waiver request for the previously approved RockingHorse CSP #12. This waiver is requesting to reduce the required minimum rear setbacks for Standard Lots from 20' to 15'. A few items of note pertaining to this request:

- This only applies to lots denoted as age-restricted lots, of which all of the lots within CSP #12 are designated by the approved and recorded RockingHorse FDP.
- This waiver request does not apply to those lots impacted by the Douglas County IGA. Lots identified as lots 1 through 22 of Block 1 on the accompanying Filing 18 Plat, would be excluded from this request and maintain their 25' rear setback as specified within the recorded IGA between the City Aurora and Douglas County.
- This waiver request is consistent with the waiver requests previously requested and approved for other age-restricted CSPs, which include CSP #3, CSP #6, CSP #10, and CSP #11.

The following is the specific request and further justification for its approval:

1. Standard:

Section 146-913: Table 9.7

All residential standard lots shall have a minimum rear setback of 20'. Large lots shall have a minimum rear setback of 25'.

Waiver Request:

This waiver is requesting the following reductions to the minimum rear setback for age-restricted residential lots:

- Standard Lots (applies to all remaining lots): Reduction from 20' to 15'.

This waiver request would exclude those lots identified as lots 1 through 22 of Block 1 on the accompanying Filing 18 Plat. These 22 residential lots would continue to follow the setback requirements stipulated within the approved and recorded IGA between Douglas County and the City of Aurora.

Waiver Justification:

The waiver is justified in the following ways:

- Allows for shallower lot depth providing larger, communal open space tracts.
- Allows for greater variation in front setbacks.
- Allows for greater architectural diversity in front and rear elevations.
- Allows for a wider variety of available home plans for each lot.
- Age-restricted residents prefer smaller yards requiring less maintenance obligations.
- Additional mitigation efforts include the addition of trail connections, seating areas, and dog pick up stations in key open space areas.

In addition to this cover letter, this submittal includes the following revised sheets from the approved CSP #12:

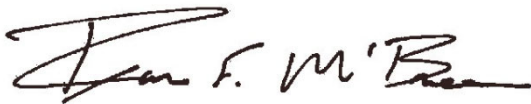
- Sheet 01 – The cover sheet has been revised to include the waiver language as described above.
- Sheet 02 – The lot diagrams for the Standard Lots have been revised to reflect the revised rear setbacks consistent with the waiver request.
- Sheet 03 – The standards table on this sheet has been updated to reflect the revised rear setbacks consistent with the waiver request.

Please note the remaining sheets of approved CSP #12 are unchanged as part of this request.

We believe this request is entirely consistent with the RockingHorse development and its development to this point. The master developer, NASH Inspiration, LLC, has a proven track record within this project of providing a high-quality community as promised. While NASH Inspiration, LLC does not intend to be responsible for the physical development of the future home sites in RockingHorse, they will be overseeing the builders that are selected to become active within the community. NASH Inspiration, LLC will continue to manage the public improvements and the overall site development to include future parks, open space, and site amenities.

We appreciate your guidance and look forward to continued collaboration with you and the City of Aurora throughout the review process of this project. Please feel free to contact me with any questions or concerns.

Sincerely,
Norris Design



Ryan F. McBreen
Principal