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April 19, 2019

Rick Forester
Cadence CAP
6400 S Fiddlers Green Dr. #1820
Greenwood Village, CO 80111

Re: Initial Submission Review – Ruby Tuesday’s at Blackhawk Pointe – Minor Amendment
Case Numbers: 1983-6075-12

Dear Mr. Pucciano:

Thank you for the initial submission of your Minor Amendment. We have reviewed it and attached our comments along with this cover letter.

Since the only comment is coming from Planning, and all other departments have approved your plan, a second submittal will not be required. Please review the comments and work with your Case Manager to resolve the comments. Revised documents can be sent to your Case Manager directly through email. Once the comment has been resolved, an official approval letter can be issued.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Filed: K:\\$MA\1983-6075-12



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Building Design

1A. Please imitate the corner treatment that is shown on the southern elevation on the indicated corners of the eastern elevation. The design standards of the City Code require “four sided building design” which avoids the creation of blank facades or a back of house appearance. Incorporating an awning over the rear maintenance door on the eastern elevation would also achieve the intent of this code requirement. Compared to the other building facades, the eastern elevation has the least architectural detail. Due to the prominent visibility of this building face from Iliff Avenue, it is important to avoid the back of house appearance. Please revise drawings accordingly.