



Letter of Introduction/Justification

To: William 'David' Barrett
Planner
City of Aurora - Planning Department

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From: Paul Adams

Date: June 15, 2021

Job: 2225 S. Iola Street, LLC

Re: Revision to General Development Plan (GDP)

Comments:

The property was originally zoned for an assisted living facility. The General Development Plan was updated to allow townhouses to match the existing portion of the Waterford Place Subdivision.

The site is planned to build (4) one-story units in (2) duplexes on (4) fee simple lots.

These units will complete the build out the Waterford Place Subdivision.

The new dwelling units will then be incorporated into the Waterford Place Homeowners Association.

Each building footprint is 1276 SF (dwelling unit) + 400 SF (garage) = 1676 total footprint/unit.
The overall footprint of each duplex is therefore twice that, 3352 SF.

The attached 2-car garage width is 20'-0" with a 16' wide overhead door that includes glazing.
The overall building height is 18'-2" +/-.

The elevations have the required amount of masonry and other mix of materials per Aurora's architectural checklist. The Waterford Place Homeowners Association has approved the general appearance of the dwelling units.