

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



September 9, 2021

Derrick Hoffman
DR Horton
9555 S Kingston Court
Englewood, CO 80112

Re: PLANNING AND ZONING COMMISSION HEARING RESULTS: CITADEL ON COLFAX TOWNHOMES – SITE PLAN WITH ADJUSTMENTS AND MASTER PLAN AMENDMENT
Application Number: DA-1422-16

Dear Mr. Hoffman:

Congratulations! Your application was approved by the Aurora Planning and Zoning Commission at a public hearing on September 8, 2021. The table below shows the results of the Planning and Zoning Commission's actions:

Case Number	Planning and Zoning Commission Action	City Council Review Required?	Planning and Zoning Commission Conditions
2021-4004-00 (Site Plan with Adjustments)	Approved with One Condition	No, unless appealed or called up	1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.
2017-6017-08 (Master Plan Amendments)	Approved with One Condition	No, unless appealed or called up	1. Resolution of outstanding technical issues prior to recordation of the amended Master Plan.

Please be aware that your Planning and Zoning Commission approval may be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the City Council has two meetings following your Planning and Zoning Commission's decision to vote for a call-up. In either event, I'll let you know if a City Council hearing is required.

Assuming no appeals or call-ups are filed, please address all outstanding comments that were made in the fourth review letter on September 7, 2021 and resubmit the documents for a technical corrections submittal.

In our Aurora Advantage 4 Business initiative, we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit [this link](#) and take the survey at your earliest convenience. Thank you!

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department