



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

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January 16, 2020

Jonathan Alpert  
Stanley JV LLC  
4221 Brighton Blvd  
Denver, CO 80216

**Re: Fourth Submission Review:** LuBird's Light @ Stanley Marketplace – Minor Amendment  
**Case Number:** 2014-6055-06

Dear Mr. Alpert:

Thank you for your fourth submission, which we received on January 8, 2020. We reviewed it and attached our comments along with this cover letter.

A few issues remain that must be resolved before the Minor Amendment can be approved. Please coordinate directly with Planning and Civil Engineering to address the remaining comments and then send the final Site Plan to your Case Manager for final review and approval. You will receive an approval letter when this is complete.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, Senior Planner  
City of Aurora Planning Department

cc: Seth Brown, Ware Malcomb, 1600 Champa Street, Suite 250, Denver, CO 80202  
Jacob Cox, ODA  
Filed: K:\SMA\2014-6055-06 LuBird's Light @ Stanley Marketplace\Rev4



## *Fourth Submission Review*

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. “Floodplain” is spelled incorrectly on many of the Landscape Plan sheets. Please fix this error and email a revised plan set to your Case Manager.

1A. Following the approval of the Preliminary Drainage Letter, staff will approve the Minor Amendment. Please contact your Case Manager once this occurs and the Planning Manager will be able to sign off on this project.

### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

2A. The Minor Amendment will not be approved until the Preliminary Drainage Letter is approved. A signature submittal was requested on August 29<sup>th</sup> and no subsequent submittal has been made.

### **3. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

3A. Although it is not a requirement, PROS recommends that you consider converting two of the rear parking spaces at Stanley Marketplace into one accessible parking space to accommodate the playground. This would help ensure that there is a safe, convenient pathway to the playground for those who need it.