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September 11, 2019

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

Re: Third Submission Review – LuBird’s Light @ Stanley Marketplace – Minor Amendment
Case Number: 2014-6055-06

Dear Mr. Alpert:

Thank you for your third submission, which we received on August 30, 2019. 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 Civil Engineering, Landscape Design and Planning 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 Wieder, 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:\\$MA\2014-6055-06 LuBird’s Light @ Stanley Marketplace\Rev3



Third Submission Review

1. Planning (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. Please be consistent with how revisions are shown on all sheets. See redline comments on Sheet L1.01, L1.08 and L1.09 and address as necessary.

1B. Correct the Key Map on Sheet L1.08.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Clarify the ground treatment on Sheet L1.17 per redline comments.

2B. Show the fence to Sheet L.17.

2C. Include a break in the railing in order to access the tree house from the sidewalk.

2D. Review redline comments about the slide on Sheet L1.20.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. The Minor Amendment will not be approved until the Preliminary Drainage Letter is approved. The Drainage Letter is pending floodplain permit and a no-rise certification. Please do not resubmit the application until these items are resolved.

4. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

4A. The applicant will achieve tree mitigation through planting back on site. No additional comments.