



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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December 31, 2019

Geoffrey Babbitt  
GB Capital LLC  
2993 S Peoria Street Ste 105  
Aurora, CO 80014

**Re: ADMINISTRATIVE RESULTS: Vistas at Beacon Point**

Application Number: DA 1616-09  
Case Numbers: 2001-7013-06, 2019-4015-00

Dear Mr. Babbitt:

Congratulations! On December 31, 2019, the Planning Director, George Adams, administratively approved your application for the Vistas at Beacon Point Preliminary Plat (Case Number 2019-4015-00).

A copy of the Director's decision and the Case Manager's case report has been sent to you under separate cover. This administrative approval could have been appealed by an abutting property owner, or called up for further review by a majority vote of the City Council. The decision will be final after January 13, 2020 as long as the project does not get challenged or called-up by City Council.

A technical submittal is required for this case, based on unresolved comments that were sent to you on December 6<sup>th</sup>, 2019.

If you have any questions about the Planning Department's approval process, please feel free to give me a call at (303) 739-7112.

I would like to remind you that before construction or building permits can be issued for your project, review and approval of the construction drawing sets must be completed. Civil plans need to be submitted to the Engineering Division of the Public Works Department and building plans need to be submitted to the Building Division of the Development Services Department. You should also make sure that any necessary utility extension agreements are executed. For assistance with Civil Engineering or Building Department processing or scheduling, please contact your Project Manager, Mark Geyer, at (303) 739-7588 in the Office of Development Assistance who will be pleased to assist you.

In our All 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 the link and take the survey at your earliest convenience. Thank you!

[https://www.surveymonkey.com/s/CityofAurora\\_DevelopmentReviewSurvey](https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey)

Sincerely,

Christopher Johnson, Planner I

cc: Mindy Parnes, Planning Department  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
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