

- | | | |
|--------------------------|--|---|
| • Land Use Description: | V-Esprit at Shalom Park is a residential, single family attached, duplex patio home project affiliated with the Shalom Park community. This project is being developed as condominium units on a single lot and will consist of 7 duplexes for a total of 14 units. <i>These Units will be age-restricted and will have access to all Shalom Park amenities.</i> | |
| • Project Location: | Located on the south side of the southernmost section of South Shalom Park Circle, across from 5240 S Shalom Park Circle | |
| • Land Area: | 1.96 AC | |
| • Development Intensity: | 14/1.96 = 7.1 DU/AC | |
| • Proposed City Code | None identified | |
| • Waivers: | | |
| • Property Owner | PFP Hillcrest Aurora Holdings LLC
dba/ V-Esprit at Shalom Park
5240 S. Shalom Park Circle
Aurora CO. 80015
303.579.9402
chrisowe@aol.com
Chris Owens, Managing Member | |
| • Project Consultants: | Architect: | Allred & Associates Inc.
580 Burbank St. Suite 125
Broomfield, CO 80020
303.465.4306
lawrence@allredarch.com
Lawrence Hunter, AIA |

• Project Consultants: Civil Engineer: Rocky Ridge Civil Engineering
420 21st Ave.
Longmont, CO 80501
303.651.6626 x#6
garrett@rockyridgecivil.com
Garrett Walstead, P.E.

Landscape Architect: Meuran & Associates, Inc.
700 Colorado Blvd. Suite 131
Denver, CO 80206
303.512.0549
kts@meuran.com
Kerry Smeester

- | | | |
|--|---|--------------|
| • Conformance to Site Plan
criteria of Section 146-405(F) | 1. Consistency with comprehensive plan | 1. Complies |
| | 2. Impact on existing City infrastructure &
public improvements | 2. Complies |
| | 3. Density compatibility | 3. Complies |
| | 4. Protection and appropriate use of
environmental features and topography to
enhance the development | 4. Complies |
| | 5. Landscaped area | 5. Complies |
| | 6. Internal efficiency of design | 6. Complies |
| | 7. Control of nuisance impacts | 7. Complies |
| | 8. Urban design, Building and Landscape
architecture | 8. Complies |
| | 9. adequacy, accessibility and connectivity
of traffic and circulation plans | 9. Complies |
| | 10. Street standards | 10. Complies |
| | 11. Past performance | 11. Complies |

We are excited to develop this project as part of our Shalom Park and City of Aurora communities.

With warm regards



Lawrence Hunter
Allred & Associates Inc