

ALLRED&ASSOCIATES

Architecture Planning Interior Design

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March 13, 2020

Brandon Cammarata, AICP
Senior Planner
Planning & Development Services
City of Aurora

Re: **Letter of Introduction**
V-Esprit at Shalom Park (#1347711)

Dear Mr. Cammarata,

Per the supplemental submittal requirements of a Site Plan Submittal, we are pleased to provide this Letter of Introduction for the V-Esprit at Shalom Park project.

- 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. *These Units will be age-restricted and will have access to all Shalom Park amenities.*
- 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
Waivers: None identified
- 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

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| • 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