

February 1, 2022

City of Aurora
Office of Development Assistance
Brit Vigil
15151 E. Alameda Ave.
Aurora, CO 80012

RE: 3411 S. Fairplay - Development Application - Response to Pre-Application Notes

Ms. Vigil,

This is the requested response to the key issues identified in the pre-application meeting for 3411 S Fairplay dated April 14, 2021. The key issues identified in that meeting were Access and Connectivity, Parking, Loading, and Stacking, Forestry, Aurora Public Schools, Public Improvements, Fire/Life Safety, Access Easements, and Subdivision Plat.

Access and Connectivity - The revised layout will maintain building orientation to the street. The new layout will have alley loaded townhomes with the front doors oriented to the street and the paseo green space.

Parking, Loading, Stacking - The townhome layout will provide fee-simple lots with each home provided two parking spaces in the driveways and one space in the attached garage. There is also additional guest parking on the south side of the site in the existing parking on the shared drive.

Forestry - There are no anticipated changes to the perimeter landscape that will negatively impact the surrounding owners.

Aurora Public Schools - Cash-in-lieu is still intended to be provided at the revised unit count of the new plan.

Public Improvements - We will still attempt to work with the adjacent landowner to make the requested off-site improvements. The existing detention and drainage facilities will be used.

Fire/Life Safety - With the change to two-story fee-simple homes the requirements for fire will be adjusted and are accounted for in the revised plan.

Access Easements - The access easements were executed prior to the previous development approved in 2007. This document will be provided.

Subdivision Plat - Revised Plat included with Submittal.

We believe that the revised plan offers a great new community for the City of Aurora that adequately addresses the key issues identified by the City. If you have any questions or would like to further discuss any of the above mentioned items in further detail, please do not hesitate to reach out.

Thank you,

Tyler Jones
Mahal Holdings LLC