



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

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April 30, 2021

Brian Wynne  
Wynne Yasmer Real Estate  
1553 Platte Street, Ste #303  
Denver, CO 80202

**Re: PLANNING COMMISSION HEARING RESULTS: FITZSIMONS VILLAGE MIXED USE EAST  
– SITE PLAN W/ADJUSTMENT**  
Application Number: DA-1279-51

Dear Mr. Wynne:

Congratulations! Your application was approved by the Aurora Planning Commission at a public hearing on April 28, 2021. The table below shows the results of the Planning Commission's action.

Planning Case Number	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
2007-6067-03 (Site Plan W/Adjustment)	Approved with Three (3) Conditions	No, unless appealed or called up	<ol style="list-style-type: none"> <li>1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</li> <li>2. The Fitzsimons Village Metropolitan District (Metro District) will prepare for approval SWMP construction plans to include a drainage letter, for the reroute of the 30-inch pipe. Construction plans for the RMS Fitzsimons Mixed Use East Apartments will not be approved until such time as the Metro District has rerouted the 30-inch pipe and drainage are in accordance with the approved Master Drainage and approved SWMP construction plans.</li> <li>3. The Fitzsimons Village Metropolitan District will obtain approval of site plan documents, Preliminary Drainage, Final Civil Plans, Final Drainage and Inspection and Maintenance Report. The documents shall include the Water Quality device located south of the RMS Fitzsimons Apartments at E 14<sup>th</sup> Place. A certificate of occupancy</li> </ol>



			(nor temporary certificate of occupancy) will not be provided to the RMS Fitzsimons Apartments until such time that the water quality devices are installed (as applicable), a pond certificate for all water quality devices (including the device to be installed by the District located at the south end of the apartments on 14 <sup>th</sup> Place is approved by the City, and covered under an approved and recorded I&M Plan.”
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Please be aware that your Planning Commission approval may be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the Council has two meetings following your Planning Commission's decision to vote for a call-up. In either event, I'll let you know if a City Council hearing is required.

Assuming no appeals or call-ups are filed, please address any outstanding comments in the latest review letter dated March 18, 2021. If you have any questions about the Planning Department's approval process, please feel free to give me a call. I can be reached at 303-739-7186.

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,

Stephen Rodriguez – Planning Supervisor  
City of Aurora Planning Department

cc: Julie M. Eck – Davis Partnership Architects 2301 Blake Street, Ste. #100 Denver CO  
Meg Allen – Neighborhood Services  
Cesarina Dancy - ODA  
Filed: K:\SDA\1279-51pres.rtf