

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



December 15, 2017

Jeff Wikstrom
Evergreen Devco Inc
1873 S Bellaire St #1106
Denver, CO 80222

Re: PLANNING COMMISSION HEARING RESULTS: SEVEN HILLS TOWNHOMES – SITE PLAN
Application Number: DA-2084-01

Dear Mr. Wilkstrom:

Congratulations! Your application was approved by the Aurora Planning Commission at a public hearing on December 13, 2017. 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
2017-4017-00	Approved with One Condition	No, unless appealed or called up	1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

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, you will need to make a technical corrections submission to address the outstanding issues detailed in the second review letter that was sent to you on October 27, 2017. 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 303-739-7857.

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, in addition to completing the Planning review process as described above. 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. Although you will submit these plans separately, these two review processes may be conducted concurrently. 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, Jacob Cox, at (303) 739-7346 in the Office of Development Assistance who will be pleased to assist you. Your project manager can help you develop a current project schedule with respect to the remaining city approvals and assist you with reviewing the remaining fees associated with your project.



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.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Diana Rael, Norris Design, 1101 Bannock Street Denver CO 80204
Margee Cannon, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2084-01pcres.rtf