

Alfredo Martinez-Suarez

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Attn: City of Aurora Planning Department
Re: 1555 Moline Street New Multifamily Dwelling project

The purpose of this project is to build (2) new **955 sq ft** dwelling units on the first floor w/(2) 330 attached garages and (2) new **955 sq ft** dwelling units on the second floor at 1555 Moline Street, Aurora, CO. The total building height will be approximately 26'-0" and the building footprint will be **2,570 sq ft** on the first story, for a total of **4,480 sq ft** for the (4) units.

The two units in the first floor will be type B accessible units in compliance with provisions of the IBC.

We're proposing (6) parking spaces, (1) of which will be an accessible van parking space in immediate proximity to the rear egress doors coming out of the first floor units, (2) one-car garages and (3) parking spaces on the west side of the parking lot.

A 67 sq ft trash enclosure is proposed at the SW corner of the parking area for ease of access for trash collection trucks.

In accordance with the applicable provisions of the IBC, the building will be fully sprinklered.

Based on Traffic engineering comments provided after submitting our site plan for final approval we were requested to increase the width of the proposed vehicular access at the south of our lot from 12'-0" to 16'-0" wide. After holding a meeting with the city planning and agencies reviewing our project it was agreed that we could apply for a variance that will allow us to reduce the north property line setback from 5'-0" to 3'-0" and reduce the overall building width from 45'-0" to 43'-0" in order to provide the additional 4'-0" required by traffic to access our property.

In addition to this change, the traffic department is requesting a traffic letter stating that the 16'-0" access aisle will suffice for the vehicular traffic needs of our proposed development. This document is included in the submission package.

Due to accessibility parking and vehicular traffic requirements above, some of the landscape standard requirements for this type of building needed adjustment and we're requesting to include them as part of the variance process.

Finally, we're also requesting the City of Aurora to relocate a Overhead Power line feeding a street light located in front of our lot since it will be encroaching on our proposed building roof line.

Best regards,

Alfredo Martinez Suarez
Architect