



June 5, 2020

Debbie Bickmire
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Re: Green Valley Ranch East Active Adult Clubhouse – Contextual Site Plan AMENDMENT Application #1
Introduction

Ms. Bickmire,

On behalf of Clayton Properties Group II, LLC, we respectfully resubmit our request for approval of the Green Valley Ranch East Active Adult Clubhouse CSP Amendment #1, located 4875 North Rome Street, Aurora, Colorado.

This application complies with the requirements of the City of Aurora Zoning Code. The applicant previously received CSP approval on

In Brief:

	Final CSP	CSP Amendment
Site Area remains unchanged	100%	100%
Building Coverage	9%	10%
Open Space	91%	90%
-Hard Surface	62%	62%
-Landscape Area	30%	28%

Changes within Phase 1

1. Sales Center Architecture (Floor Plan & Elevation) Minor
2. LS Beds west of sales center (layout to align with site features and Sales Center)
3. Removal of fire pit and trellis
4. Modified Lighting

Changes within Phase 2

1. Clubhouse Architecture (Floor Plan & Elevation) Minor
2. Removed Pavilion at Lawn
3. Removed Planters at Lawn
4. Modified Lighting
5. Revised Pool
6. Removed pool glass at infinity edge
7. Removed Planters in entire pool area



8. Removed Firepit
9. Removed Shade Shelter
10. Added Shade Sails
11. Added Artificial Turf
12. Modified Fence (6' to 5') and Wall details
13. Pool Bldg now has restrooms
14. Minor modifications to landscape counts and small addition of turf to the front façade of clubhouse
15. All shade shelters remaining to be built on site and not ordered from a vendor
16. Removed 1 pickleball court
17. Lighting was modified to reduce the number of bollards that was 40plus

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute high-quality project to the City of Aurora.

Sincerely,

Jennifer Carpenter
Associate Principal