



Structural, Civil, & Environmental Engineering

Mark Geyer
City of Aurora, Planning Department
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New Digs on 13th Place Condominiums Letter of Introduction

August 31, 2021

Dear Mr. Geyer,

Enclosed please find the submittal for The New Digs on 13th Place Condominiums # 1470648. The pre-application has been prepared by and for the following parties.

Client/Owner:
Omar Tinoco-jromaro2@gmail.com
Superior Enterprises LLC
1117 Pinehurst Ct
Bennett, CO. 80102

Structural, Civil, & Environmental Engineer
Sandella Design LLC.
P.O. Box 731
Castle Rock, CO. 80104

INTRODUCTION & SITE LOCATION

The New Digs on 13th Place Condominiums is a Multifamily Dwelling 9-Unit Building located off 15991 E. 13th Place in Aurora, Colorado. The property is located Northeast of E. 13th Avenue and Laredo Street. It is in Subarea A, R-3 zoning Medium-Density Multifamily District and is Permitted for that use in the B and K #01 Subdivision. It is in the Buckley Air Force Base- Airport Influence District and complies with all development height restrictions in the district. The proposed Multifamily Dwelling consists of approximately .56 acres (24,425.42 square feet). The Dwelling Units will be surrounded by existing Multifamily Dwellings on east and west adjacent properties, Residential-Rural district on the south east adjacent property and a Soccer City Aurora complex on the northern adjacent property.

SITE DESIGN & OVERALL SITE CONSTRAINTS

The original Site Design has been re-designed from a 16-Unit Multifamily condominium to a 9-Unit Multifamily condominium to try to address several of the city standard and zoning code requirements. There is still several that are unable to be met and allowance





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for adjustments is requested in this Introduction Letter and on the Cover Sheet A0.0 of the submittal for consideration and review.

UTILITY CONNECTIONS

This project is not a single-family residence and will not require individual water and sanitary sewer services. The water service line will be provided from the 6-inch asbestos cement pipe in East 13th Place and the sanitary sewer service line will be provided from the 8-inch vitrified clay main in East 13th Place. A domestic allocation agreement shall be filed for the 3" fire water line connection.

PUBLIC IMPROVEMENTS

The existing public sidewalk shall be widened along 13th place to a min. of 5'-0" if it is not that width. The existing electrical pole and luminaire shall remain in existing location.

FIRE AND LIFE SAFETY

There is a 23' wide drive aisle to provide for the fire lane easement.

FORESTRY DIVISION

Request about determining exact existing tree locations on either this property or adjacent property and possible mitigation and/or tree protection measures noted. The survey that was obtained for the property didn't show locations of existing trees on property.

REQUESTED ADJUSTMENTS

1. Adjustment requested for building design for the use of vertical steel siding to bring a modernized exterior appearance and high durability for wind and snow.
2. Adjustment requested for the required 25ft side setback along the R-R district on southeast side of dwelling to 10ft due to the narrow width of lot and drive aisle, pedestrian sidewalk and other setback code requirements.

ADDITIONAL APPLICATIONS, FORMS AND LETTERS BEING FILED FOR THIS PROJECT INCLUDE

- Avigation Easement Form
- Domestic allocation agreement
- Mineral Rights Affidavit
- Traffic Letter regarding Trip Generation from site

End of Responses

Designer, Principal

Daniel J Spiesman
Daniel J Spiesman

Production Specialist

Deidra Fraser
Deidra Fraser

