



Planning Division
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 Aurora, Colorado 80012
 303.739.7250

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April 23, 2020

Geoffrey Babbitt
 GB Capital, LLC
 2993 s Peoria St, Ste 105
 Aurora, CO 80014

Re: Administrative Decision Results: Overlook at Sorrel Ranch – Preliminary Plat

Application Number: DA-1379-26
 Case Numbers: 2019-4017-00; 2019-3050-00

Dear Mr. Babbitt:

Congratulations! The Planning Director, George Adams, administratively approved your Preliminary Plat application for the Overlook at Sorrel Ranch (Case Number 2019-4017-00).

A copy of the Director's decision and the Case Manager's case report has been sent to you under separate cover. Please note that this administrative approval may be appealed by an abutting property owner or called up for further review by a majority vote of the City Council. The call-up deadline is Monday, May 18, 2020.

If you have any questions about the Planning Department's approval process, please feel free to give me a call at 303-739-7121.

Planning Case Number	Planning Director Action	City Council Review Required?	Conditions of Approval
2019-4017-00 Overlook at Sorrel Ranch Preliminary Plat	Approved with conditions	No, unless appealed or called up	<ol style="list-style-type: none"> 1. The Framework Development Plan Amendment to modify the subject parcel designation from a school site to single-family detached residential must be approved and completed prior to the recordation of the Final Plat; and, 2. Resolution of outstanding technical issues prior to recordation of the Final Plat and issuance of any building permits.

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. 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. For assistance with Civil Engineering or Building Department processing or scheduling, please contact your Project Manager, Mark Geyer, at 303-739-7588 in the Office of Development Assistance who will be pleased to assist you.

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,

Dan Osoba, Planner II

cc: Julie Gamec – THK Associates, Inc
 Scott Campbell, Neighborhood Liaison
 Mark Geyer, ODA
 Filed: K:\\$DA\1379-26adres