

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



July 13, 2022

Don Provost
GVP Windler, LLC
5750 DTC Parkway Suite 210
Greenwood Village, CO 80111

Re: Second Submission Review – Gun Club at Windler Street Vacation
Application Number: **DA 1707 17**
Case Numbers: **2022 8003 00**

Dear Mr. Provost:

Thank you for your second submission, which we started to process on Monday, June 27, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

A few important issues remain regarding Real Property, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, August 3, 2022. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated City Council public hearing date is tentatively set for Monday, September 12, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Eli Donaldson - Olsson 1525 Raleigh Street Ste 400 Denver, CO 80204
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1707-17rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Right of Way Vacation exhibit was not submitted therefore comments could not be completed. Please resubmit the Right of Way Vacation to move to application completion.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. None at this time.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. No further comments.

5. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

5A. No further comments.

6. Utilities (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

6A. No further comments.

7. Fire / Life Safety (Mike Dean / 303-739-7447 / wpolk@auroragov.org / Comments in blue)

7A. No further comments.

8. Real Property (Maurice Brooks / 303-739-7294 / mdean@auroragov.org / Comments in magenta)

8A. The Right of Way Vacation exhibit was not submitted therefore comments could not be completed.

9. Adams County

9A. No new comments.

10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

10A. No new comments.