



Planning Division  
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August 24, 2020

Joseph Huey  
Lennar Homes  
9781 S Meridian Blvd, Ste 120  
Englewood, CO 80112

**Re: Second Technical Submission Review - Murphy Creek East CSP No. 2 – CSP and Plat**  
Application Number: **DA-1250-42**  
Case Number(s): **2019-4002-00; 2019-3003-00**

Dear Mr. Huey:

Thank you for your submission of August 5, 2020. We reviewed it 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.

Another submission will be required. Please update your plans and resubmit by September 7, 2020. A light is at the end of the tunnel! Since the comments are so minor, when you resubmit please send a PDF for one final quality check review. That will be completed independent of the regular review process. Please provide proof of recording for all easement dedication/releases as well as license agreements.

A mylar checklist is provided for your reference and use.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Bill Mahar, Norris Design 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA



## *Second Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please continue working with Andy Niquette on easement releases and Grace Gray on the license agreement.
- The PSCo easement on the west side of the development seems small. See redlines.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

- A. No community comments were received with this submission.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering** Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- A. Signature set has not yet been requested on the drainage report. Please do not resubmit the preliminary plat until all substantial comments have been addressed and the preliminary drainage report is ready to be approved.

##### **Preliminary Plat**

- B. Add note that railing or barrier is required for all walls over 30".

#### **3. Real Property** Maurice Brooks / (303) 739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

- A. Send in the current Certificate of Taxes Due for the platted area.

##### **Preliminary Plat**

- B. Continue working with Andy Niquette on easement release, noted in redlines.
- C. Continue to work on the license agreement process with Grace Gray, including the one for the detention pond.
- D. Please add the A within the diamond to the legend on Sheet 3.
- E. The private PSCo easement is less than a foot wide where indicated on Sheet 3.

##### **Plat**

- F. The private PSCo easement seems a little small - check (no portion of this easement may encroach into any building structures).

#### **4. Utilities** Tony Tran / 303-739-7376 / [ttran@auroragov.org](mailto:ttran@auroragov.org)

- A. The Site Plan will not be approved until the Master Plan Amendment and Master Utility Study are approved. Please ensure all utilities are consistent with the MUS.