

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



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May 31, 2022

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

Re: Initial 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 initial submission, which we started to process on Monday, May 9, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, June 24, 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, August 22, 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\1707-17rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Traffic comments are not included within this review letter and will be forwarded from our Traffic Engineer
- Adams County and Xcel comments attached.

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. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

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

6A. Aurora Water cannot support the release of this ROW until either a temporary utility easement is provided for the existing water main or the existing water main has been taken out of service with the new water main active.

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. See the red line comments on the description and illustration pages. Revise and re-submit.

Gun Club Vacation

1 of 4

8B. In exhibit A rewrite introduction “a parcel of landing being”

Gun Club Vacation

2 of 4

8C. Please double check scale of drawing.

8D. Add the scale ratio.

8E. In highlighted area edit “a parcel of landing being”.

Gun Club Vacation

3 of 4

8F. Change to degrees, minutes and seconds to match the description (del. leading zero) in the highlighted area.

8G. Add scale ratio.

8H. In highlighted area edit “a parcel of landing being”.

Gun Club Vacation



4 of 4

- 8I. Change to degrees, minutes and seconds to match the description (del. leading zero) in the highlighted area.
- 8J. Add scale ratio.
- 8K. In highlighted area edit “a parcel of landing being”.

9.Adams County

- 9A. Thank you for including Adams County in the review for Case Number 1622327. We have no comment on the subject referral.

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

- 10A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

May 24, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ariana Muca

Re: Gun Club at Windler Street Vacation, Case # DA-1707-17

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Gun Club at Windler Street Vacation** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com