

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



Worth Discovering • auroragov.org

May 8, 2023

Thomas Gissen
Meritage Homes
8400 Crescent Pkwy Ste 200
Greenwood Village, CO 80111

Re: Technical Submission Review – Murphy Creek PA 13, 14 and 9C - GDP Amendment, Site Plan with Adjustment and Plat
Application Number: **DA-1250-51**
Case Numbers: **1995-2002-10; 2021-4019-00; 2021-3039-00**

Dear Mr. Gissen:

Thank you for your technical submission, which we started to process on Wednesday, September 21, 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.

Real Property continues to have outstanding comments. Please resubmit in a technical format on or before June 5, 2023. 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.

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 II

cc: Karen Henry - Henry Design Group Inc 1501 Wazee Street, #1-C Denver, CO 80202
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\\$DA\1250-51tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are some License Agreement issues that will need to be resolved and the plat and site plan must match new standards (Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received during this review period.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. No further comments.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

6A. No further comments.

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

7A. No further comments.

8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

8A. No further comments.

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

9A. No further comments.

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

10A. The separate documents need to be updated and submitted for review (shown on the first page of the Plat). See the red line comments on the plat and site plan. Most of the plat comments are on the first page. Only one comment on the site plan (add "Filing" on the first page). Change the rectangular space to be 7" x 3" on the plat for the County Clerk sticker or stamp (the outline is not required).

11. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

11A. No further comment

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

12A. Comments attached previously.

13. Mile High Flood District (Mark Schutte / 303-455-6277 / mschutte@mhfd.org)

13A. See comments attached – nothing was attached and it is recommended the applicant reach out directly.