

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



December 16, 2021

Glen Barnard  
Gun Club Group Partners  
4100 S. Mississippi Ave., Suite 500  
Denver, CO 80246

**Re: Third Submission Review – Pomeroy – Master Plan Amendment**  
Application Number: **DA-1670-05**  
Case Numbers: **2002-7004-02**

Dear Mr. Barnard:

Thank you for your third submission, which we started to process on Thursday, December 2, 2021. 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 technical submission on or before Friday, January 7, 2021.

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 you are currently in your Administrative Decision you will submit in the form of a technical response. The technical process follows the review process. The project is approved Administratively but all technical items and fees must be complete to move to recordation.

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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner I  
City of Aurora Planning Department

cc: Jeff Neulieb, Kephart, 2555 Walnut St., Denver, CO 80205  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\1670-05rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The master plan amendment will not be approved by public works until the master drainage study is approved. (Public Works).
- Master utility plan has several comments calculations that need to be redone or updated to city standards (Water).
- Real Property has asked repeatedly for a closure report. Please send to move to recordation (Real Property)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No comments at this time.

#### 2. Zoning and Land Use Comments

- 2A. The proposal impacts the entire FDP east of Aurora Parkway, which includes Planning Areas PA-6 through PA-14. An FDP Amendment for the Pomeroy Master Plan will be required to address changes in Planning Areas, Land Uses, Transportation Networks, Public Improvement Plan (PIP) and related maps and tables to address the development on the east side of S Aurora Parkway. FDP Amendments can be approved administratively unless they require waivers. FDP Amendments with waivers over 10% of the standards in the zoning code require Planning Commission approval. Please review the FDP Manual and coordinate with your case planner on how to approach the FDP Amendment submittal.

*Applicant Response: The 1st Pomeroy FDP Amendment will apply to the east side only. No waivers are being requested with this FDP amendment. It was agreed upon with the previous case planner, Brandon Camerata, that the most efficient method to review the proposal was to provide revised documents within the approved mylar set that pertained to the east side only. NOTED.*

#### 3. Streets and Pedestrian Issues

- 3A. No further comments.

#### 4. Architectural and Urban Design Issues

- 4A. No further comments.

#### 5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 5A. No further comments.

#### 6. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 6A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 7. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

##### Tab 9 - Public Improvement Narrative

- 7A. The master plan amendment will not be approved by public works until the master drainage report is approved. It appears files were uploaded 12/1/21, but no process started. The applicant needs to return to the application tab after uploading files, check the required boxes and click submit for a review process is started.
- 7B. Repeat Comment: This portion of Chelsea Draw was supposed to be an open channel per previous agreements

#### 8. Traffic Engineering (Steve Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

- 8A. No further comments.



**9. Fire / Life Safety** (John J. Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

9A. No further comments.

**10. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

***Master Utility Plan***

- 10A. We do not have record of this manhole being installed. Please verify and provide approved civil plan number.
- 10B. Please send .inp file for modeling to input this model into the City water model.
- 10C. Narrative states manhole in this location that this site is to connect to.
- 10D. Please continue to work with COA on tracking existing flows from Sorrel Ranch.
- 10E. This design point shows flows from PA-6 and PA-7. Please revise routing table to show this distinction.
- 10F. Is PA-6 to be served from the 12" in Aurora Pkwy? Please include in narrative as water is not extended in Elk Way.
- 10G. Advisory: No service connections are allowed on a 24" Main.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 11A. *Repeat Comment:* Send in the description on 8-1/2" x 11" page with the areas included. Send in the closure sheet for the description of the FDP.