

May 21, 2021

Aja Tibbs  
City of Aurora – Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

RE: Citadel on Colfax – Master Site Plan Amendment  
Case Number: 2017-6017-04

Dear Ms. Aja,

Please find below our responses to the Master Site Plan 2<sup>d</sup> Amendment comments dated May 13, 2021 for the Citadel on Colfax. To facilitate your review, we have included the original comments in italicized font and have provided our responses in bold.

## 1. Landscaping Issues

### **Sheet CS1.0**

*1A. In addition to the previously in this plan set, these additional sheets from the original Master Plan need to be updated and included as well: Sheet A204, C101, C102*

**Response: The requested sheets have been included with this submittal.**

### **Sheet A100**

*1B. While the Cover Sheet has a general summary of the proposed changes, each sheet where a change has been proposed should include an itemized list otherwise, there is no way of knowing what has changed on the sheet. It is just a triangle with a number in it. What does that mean? What changed from the original approved plan set?*

**Response: Detailed summary has been added to the sheet.**

*1C. Include bubbled areas on this sheet for the removal of the monument signs as they are being removed.*

**Response: Bubbling for the monument sign removal has been added.**

### **Sheet C100**

*1D. Why are all the sentences that are highlighted in yellow included in these planning areas when they are not adjacent to Colfax Avenue?*

**Response: The highlighted sentences have been removed as the responsibility for Colfax Landscaping has been placed on the adjacent lots.**

### **Sheet L1.2**

*1E. The drainage area in the corner of the sheet needs clouded. It has changed since the approval of the original master plan. Less plant material is being provided.*

**Response: Clouding has been added.**

**Response: The curb, storm, landscaping, and amenities adjacent to PA-6 have been revised to match the Site Plan for Lot 1, Block 4.**



## 2. PROS

2A. *See redline comments on sheets L1.5 and L2.0.*

**Response: No redline comments were provided on the noted sheets with this comment set. All previous comments on the sheets were previously addressed.**

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,  
**GALLOWAY**

Scott Brown  
Civil Engineering Project Manager  
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