

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



July 1, 2020

Myles Bruckal
4500 N 32nd Street, Unit 100F
Phoenix, AZ 85018

Re: Second Submission Review – 1900 S Chambers Community – Minor Amendment No. 1
Case Numbers: **2018-6020-02**

Dear Mr. Bruckal:

Thank you for your second submission, which we started to process on June 18, 2020. 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 July 15, 2020.

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) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Make sure that civil plans match the site plan.
- 1B. When the pond is removed, the maintenance path is no longer necessary.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. The civil plan comments indicate a drainage easement is required in this area. Please make sure any items called for in the civil plans are reflected in the site plan amendment.
- 2B. With the pond removed, the maintenance path is not required.
- 2C. If any wall heights are changed, please include the revised sections.

3. Aurora Water (Ryan Tigera / 303-326-8867/ rtigera@auroragov.org / Comments in red)

- 3A. The maintenance path can end at the private water quality feature.

4. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- 4A. Update Note 7 to state: "All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient."
- 4B. If the wall was mentioned in the License Agreement, then it will need an Addendum to reflect these changes. (See redline for context)
- 4C. Callouts 21 and 47 are no longer used. These will need to be taken out of the License Agreement.
- 4D. Check the accuracy of the statement that the wall on the northwest portion of the site has been moved further east.