



April 21, 2022

Debbie Bickmire  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**Re:** GVRE PA-2 (#1578297)/Pre-Application Meeting held September 30, 2021

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated October 14, 2021. The following is a response to comments.

**Key Issues:**

- **Density and Dimensional Standards:** Residential districts in Subarea C shall conform with the special dimensional standards outlined in Section 146-4.2.3 and Table 4.2-5 of the Unified Development Ordinance (UDO). Please note, only single-family detached dwelling units are permitted in a motor court dwelling development and a maximum of (6) dwelling units can share a drive lane. See information on page six regarding additional conformance criteria. **RESPONSE: Noted. Adjustments are being requested for two-family units within a motorcourt and 8 units within a motorcourt.**
- **Block Length:** The maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet (Section 146-4.3.9.B). The expectation is the intervening common space will connect one street to another and include a sidewalk connection. Please consider relocating the intervening open space in the block west of the pocket park to align with the corresponding intersection. **RESPONSE: Noted**
- **Gating:** Show the locations of all proposed gates and include details. Ensure driveways will be located at a sufficient distance from the gates to prevent conflicting access movements. Please find additional details regarding design and permitting of gating systems on page 21. **RESPONSE: Gates shown and ample distance provided from driveways. See gate details in site plan sheets.**
- **Parks and Open Space:** This development triggers several parks and open space requirements including the open space and community trail along Tributary T, as well as the pocket park in PA-31. Please find further comments beginning on page 13. **RESPONSE: Noted**
- **Utility Extension:** Utilities must be extended per the Master Utility Study; please provide a letter stating conformance with the study. Also, note no more than 12 units may be served off a dead-end main, and a looped water supply is required with each phase. **RESPONSE: Noted**
- **Connectivity:** Provide east-west connectivity through the site via an eastern access onto Tibet Road, per criteria documented in Section 4.04 of the City of Aurora Roadway Manual. **RESPONSE: Tibet access provided.**
- **52<sup>nd</sup> Avenue:** The applicant shall be required to provide the right-of-way (114') on 52<sup>nd</sup> Avenue for a minor arterial classification per previous traffic studies. **RESPONSE: Incorrect. 52<sup>nd</sup> Ave is classified as an 80' Collector per previous and current traffic studies. 52<sup>nd</sup> is a separate ISP submittal and ROW**

will be dedicated as part of that submittal.

- **Traffic Signal:** The applicant will be responsible for 25% of the traffic signal costs for the intersection of Tibet Road and 52<sup>nd</sup> Avenue per the Green Valley Ranch East Public Funding Improvement Agreement (PIFA). **RESPONSE: Funding will follow PIFA.**
- **Adjacent Infrastructure:** The infrastructure civil plans for 52<sup>nd</sup> Avenue shall be approved prior to the issuance of any building permits for this filing. The improvements shall be constructed and initially accepted prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy. Further discussion with staff may be required if access is made onto Tibet Road instead. Additionally, the Filing 11 improvements shall be constructed prior to the issuance of building permits. **RESPONSE: Noted.**
- **Mile High Flood District Referral:** This application will be referred to Mile High Flood District (MHFD) for review and comment. **RESPONSE: Noted**

## **Planning and Development Services Department**

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

### ***Key Issues:***

- Connectivity to Tibet Road
- Block Length
- Conformance with the Green Valley Ranch East Master Plan

### ***Standards and Issues:***

#### **1. Zoning and Placetype**

##### *1A. Zoning*

The subject property is zoned R-2 (Medium Density Residential District) in Character Subarea C. The purpose of the R-2 District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. The primary use in this district is single-family residential, but several types of attached dwellings are also permitted. **RESPONSE: Noted**

##### *1B. Placetype*

The site is identified as Emerging Neighborhood by the Aurora Places Comprehensive Plan. An Emerging Neighborhood placetype is a newer, largely residential community in previously undeveloped areas. This placetype is intended to provide complete neighborhoods with mixed residential housing types, pedestrian and bicycle infrastructure, making it walkable and well-connected throughout the community and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. **RESPONSE: Noted**

##### *1C. Master Plan*

The proposed development is located within Planning Area 5 of the Green Valley Ranch East (GVRE) Master Plan. Residential density and lot size are included in the Master Plan Urban Design Standards and the lot design standards shall be as required in the Unified Development Ordinance (UDO). **RESPONSE: Noted**

##### *1D. Site Plan*

The proposed development is subject to approval of a Site Plan. Development of property located in Subarea C can be approved administratively by the Planning Director subject to the approval criteria in UDO Section 146-5.4.2.A.3.b. If any Major Adjustments (Section 146- 5.4.4.D) are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. Please use the "Site Plan Manual" for contents of the plan submittal. **RESPONSE: Noted**

## **2. Land Use and Development Standards**

### *2A. Density of Use and Residential Dimensional Standards*

Residential districts in Subarea C shall conform with the special dimensional standards outlined in Section 146-4.2.3 and Table 4.2-5. Standard front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50' lot frontage. A small lot is a lot that is less than either 50 feet in width or 4,500 square feet in area. A motor court lot must have a minimum lot width of 50' and area 2,500 square feet or greater. A motor court lot must have frontage on a public or private street to be considered a standard lot. Only single-family detached dwelling units are permitted in a motor court dwelling development and a maximum of (6) dwelling units can share a drive lane. **RESPONSE: Noted. Adjustments are being requested for two-family units within a motor court and 8 units within a motor court.**

Subdivisions in Subarea C that include Small Residential Lots shall comply with provisions for lot distribution and product mix in Section 146-4.2.3.A (Subarea C Small Residential Lot Standards). **RESPONSE: Noted**

### *2B. Building Setbacks and Orientation.*

Minimum building setbacks are outlined in Section 146-4.2.3, Table 4.2-6. The setbacks for front-loaded single-family standard lots are as follows: Front: House 15 feet, Garage 20'; Side: 5'; and, Rear: 10 feet. Provide typical lot diagrams to illustrate the setbacks for each lot type. **RESPONSE: Diagrams provided as well as setback chart.**

### *2C. Subdivision Standards, Lot Design and Layout*

All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity. **RESPONSE: Noted**

Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets (Section 146-4.3.10.C). Where double frontage lots along arterial streets cannot be avoided, buffering of back yards from those streets shall include a landscaped buffer at least 20 feet in width between the rear lot line of any residential lot and the closest edge of curbside landscaping area adjacent to the street, per Section 146-4.7.3. **RESPONSE: Noted. No double frontage lots are within this filing**

### *2D. Access and Connectivity*

All proposed streets, whether public or private, need to be labeled according to the city's street standards ordinance, Chapter 126-1 and 126-36. City design standards for local streets call for 5.5' detached sidewalks and 8' curbside landscape. **RESPONSE: Noted**

Access and connectivity standards can be found in Section 146-4.5. All local streets shall be organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (Section 146-4.5.3.B.1). Additionally, the proposed street network needs to include a local street connection from this area to Tibet Road. **RESPONSE: Noted**

The maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet (Section 146-4.3.9.B). Each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 and with all applicable Aurora Roadway Design and Construction Specifications, or by private common space or dedicated park land or open space at least 30' in width. The expectation is the intervening common space will connect one street to another and include a sidewalk connection. Please consider relocating the intervening open space in the block west of the pocket park to align with corresponding intersection. **RESPONSE: Noted**

### *2E. Phasing*

Describe the phasing of improvements and utilities consistent with the phasing identified in the PIP and/or other site

plans. Include a timeline for each phase and the parties responsible for installation and maintenance and describe how each phase will independently support future Site Plans. Also identify any associated off-site improvements that may be required. **RESPONSE: Noted**

## 2F. *Landscape, Water Conservation, Stormwater Management*

- General Landscape Plan Comments: Prepare your landscape plans in accordance with the Green Valley Ranch Framework Development Plan (FDP), the Landscape Reference Manual as well as the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents. Landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. The Landscape Reference Manual is available online. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments. **RESPONSE: Noted**

- Landscape Plan Preparation: Please label all landscape sheets “Not for Construction.” Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes. **RESPONSE: Noted**

Landscape plans must be 18” x 24 and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set. **RESPONSE: Site plan sheets are 24x36**

- Sight Triangles: Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface. **RESPONSE:**

- Entry Monumentation: Primary features to include a trapezoidal shaped column, wood beams and panels. **RESPONSE: Noted**

- Retaining Walls: Split face masonry block in a variety of earth toned colors. **RESPONSE: Noted**

- Fencing and Privacy Walls: Fencing adjacent to open space and detention facilities to be three rail or open rail vinyl fence. Internal fencing based on location to be vinyl privacy fencing and may require masonry columns. Columns to be placed at lot corners, high visibility areas, and along arterial and collector roads. **RESPONSE: Fencing adjacent to park and channel will be open rail. Fencing facing 52<sup>nd</sup> Ave and Tibet Rd will be privacy fence. Internal fencing does not have columns, only perimeter fencing facing collectors/arterials.**

- General Landscaping: Primary theme throughout to consist of large sweeping native areas that use land forms and xeric native plantings. Large planting beds with masses of grasses, shrubs and trees to provide seasonal interest. Land forms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents. **RESPONSE: Noted**

- Landscaping Buffers: Arterial and Collector roads to maintain a minimum of 20’ landscape buffer. **RESPONSE: Noted**

## 2G. *Fences, Walls and Gates*

Please show the locations of all proposed fences, walls and gates. If different types of fencing are proposed, include details for each. Fencing shall be in compliance with the GVRE Master Plan, and if a standard is not addressed in the Master Plan, reference the requirements found in UDO Section 146-4.7.9. The maximum height of fences in residential districts is 6 feet. All fences must be located outside required buffers. Residential side-yard fences shall

be located 18 inches minimum from back of sidewalk, unless a larger setback is required per another provision of the UDO. **RESPONSE: Noted**

Tibet Road is an arterial and 52<sup>nd</sup> Avenue will be a collector, therefore, 18" x 18" masonry columns shall be required at a spacing of 60' maximum or one for every two residential lots, and at all fence corners and/or points of transition. The maximum length of an unbroken fence plane for a closed style fence along an arterial shall not exceed 700 feet and shall not exceed 350 feet along collector streets in Subarea C. **RESPONSE: Noted**

Show the locations of all proposed gates and include details. Ensure driveways will be located at a sufficient distance from the gates to prevent conflicting access movements. **RESPONSE: Noted**

## 2H. Building Design Standards

Architecture Standards are included in Tab 12 of the Master Plan. In addition to the Master Plan, please refer to the requirements in UDO Section 146-4.8. The higher standard will be required. Building design should incorporate material changes and architectural features such as textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. **RESPONSE: Noted**

Single-family detached home models need to follow the styles and level of quality and detail shown in the approved Master Plan. Please be aware that code also has specific requirements for design variety and durability and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. **RESPONSE: Noted**

**Table 4.8-1**  
**Building Design Standards Applicability by Building Type**  
Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format over 75,000 sq. ft. gfa.
<b>General building design standards</b>						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
<b>Massing and articulation</b>						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
<b>Building materials</b>						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
<b>Four-sided building design</b>						
Façade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
<b>Roof design</b>						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
<b>Screening of mechanical equipment</b>						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:  
[1] Only applies when more than two stories or over 30 feet tall.

## 2I. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. **RESPONSE: Light poles shown on site plan. Building specific lighting not provided.**

## 2J. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

RESPONSE: No monuments provided within this filing.

### 3. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146- 5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission. RESPONSE: Adjustment to motor court standards being proposed to allow for two-family homes within a motor court and 8 units within a motor court. See cover sheet as well as narrative for more detailed justifications.

### 4. Submittal Reminders

#### 4A. CAD Data Submittal Standards

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays. RESPONSE: Noted

#### 4B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays. RESPONSE: Noted

#### 4C. Mineral Rights Notification

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal. RESPONSE: Noted

#### **Pre-Submittal Meeting:**

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting. RESPONSE: Noted

#### **Community Participation:**

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

RESPONSE: Noted

#### **Neighborhood Services Liaison:**

- Meg Allen is the neighborhood liaison for the project. She has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns RESPONSE: Noted



- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings. **RESPONSE: Noted**
- Additional information about the Neighborhood Liaison Program can be found on the [Housing and Community Services](#) page of the city website. **RESPONSE: Noted**

### Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

### Parks, Recreation & Open Space Department (PROS)

#### ***Project Characterization:***

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal includes new single-family homes within Planning area 15 of the Green Valley Ranch East master plan.

#### ***Tributary T Trail:***

Completion of the PA16 open space associated with Tributary T is required with the drainage improvements. This will be privately owned and maintained and should be designed in-line with the FDP requirements. Since this is a community trail north of 48<sup>th</sup>, the minimum width requirement is 8'. PROS would encourage you to have this be consistent with the rest of the corridor at 10' wide for the trail but it is not required. **RESPONSE: Trail thru Filing 11 is 8' and will continue at 8' wide thru this area.**

Please provide connectivity between lots to connect the residential back to the larger open space and community trail. The trail is currently identified to go under 52<sup>nd</sup> at a grade separated crossing but also needs to provide a connection to the sidewalk along the right-of-way. The trail must also provide connectivity out to Tibet Road via a connector trail or sidewalk for access to the right-of-way. **RESPONSE: Connections to the Filing 11 park and community trail provided.**

#### ***Pocket Park PA31:***

This pocket park needs to be completed by 50% CO and should be designed with a mix of uses which serve the active adult community. PROS encourages having a few play features within this site for the families of the active adult owners. **RESPONSE: This is an active adult park and has features more suited to that demographic. We have programmed Adirondack chairs that swing as well as gaming tables that children can use.**

***Fencing:***

Note that all fencing which abuts open space or parks is required to have the open space style fencing with pet mesh. Should there be pedestrian gates which are accessible to the community only, they may be a different material connected to the rest of the open space fence along the residential lots. **RESPONSE: Open rail fencing faces parks and open space. Fencing along 52<sup>nd</sup> and Tibet Road will be privacy to screen traffic as well as provide privacy.**

***Community Park Development Fees:***

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. **RESPONSE: Noted**

**Aurora Water**

*Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.*

***Key Issues:***

- ▶ All utilities must be installed in conformance with the approved Master Utility Study (MUS). A compliance letter must be submitted stating all utilities comply with the MUS. **RESPONSE: Noted**
- ▶ A looped water supply is required for all planning areas. No more than 12 lots can be served from deadend water main. **RESPONSE: Noted**
- ▶ Water quality and detention are required for this site. An Inspection and Maintenance (I&M) plan is required. **RESPONSE: Noted**
- ▶ Include phasing plans in construction documents. **RESPONSE: Noted**
- ▶ A domestic allocation agreement will be required for connections 2<sup>nd</sup> and larger. **RESPONSE: Noted**

***Utility Services Available:***

- Water service may be provided from the extension of utilities per the MUS.
- Sanitary sewer service may be provided from the extension of utilities per the MUS.
- The project is located on Map Page 96S.

***Utility Service Requirements:***

- A Site Plan is required for this project and must show existing and proposed utilities including: **RESPONSE: Noted**
  - Public/Private Mains
  - Service Lines
  - Water Meters
  - Fire Suppression Lines
  - Fire Hydrants necessary to service your development
  - All utility connections in the arterial roadway are required to be bores.
- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).



### ***Utility Development Fees:***

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project. **RESPONSE: Noted**
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy. **RESPONSE: Noted**
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. **RESPONSE: Noted**
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). **RESPONSE: Noted**

### **Public Works Department**

*Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.*

### ***Key Issues:***

- ▶ A Detailed Traffic Impact Study will be required with this development. See below for additional information. **RESPONSE: A more concise report is being provided per conversations between the city and our traffic engineer.**
- ▶ Provide east-west connectivity through the site via an eastern access onto Tibet Road, per criteria documented in Section 4.04 of the City of Aurora Roadway Manual. **RESPONSE: Connection to Tibet provided.**
- ▶ Applicant shall be required to provide the ROW (114') on 52<sup>nd</sup> Avenue for a minor arterial classification per previous traffic studies. **RESPONSE: This is an 80' collector road per previous traffic studies. This will be a separate ISP.**
- ▶ The applicant will be responsible for 25% of the traffic signal costs for the intersection of Tibet Road and 52<sup>nd</sup> Avenue per the Green Valley Ranch East Public Funding Improvement Agreement (PIFA). **RESPONSE: Noted**
  - ▶ Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (i.e. Tibet Street and 52<sup>nd</sup> Ave).
    - Conduit
      - Conduit material shall be Schedule 80 HDPE (or similar).
      - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
      - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.
    - Pull Box
      - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
      - City conduit shall be installed into City Pull Boxes.
  - ▶ Gates are required to be setback from public road flowline a minimum of 35-feet, longest expected vehicle or at least the 95<sup>th</sup> percentile queue. If the gating system swings, it shall swing into the site.
    - Show all adjacent and opposing access points on the Site Plan.

- Label the access movements on the Site Plan.
- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).  
Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:
  - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

***ROW/Plat:***

- Designate a Public Access Easement along private streets/drives.
- A traffic signal easement shall be required at the intersection of 52<sup>nd</sup> Avenue and Tibet Street to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.
- The Detailed Traffic Impact Study will help determine if construction of Tibet Rd is a requirement prior to CO of buildings within this development based on the interim roadway network proposed. **RESPONSE: Noted**
- No Gates were proposed in the pre-app. If this changes, additional requirements will be applicable. **RESPONSE: This is an active adult community so gates will be provided off of 52<sup>nd</sup> and Tibet Road. Refer to details in the site plan sheets.**
- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Noted**
- Label the access movements on the Site Plan. **RESPONSE: Noted**
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).  
**RESPONSE: Noted**

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10' **RESPONSE: Noted**

- Tibet Road is designated as a collector street south of 48<sup>th</sup> Avenue. Homes and drives are allowed to front this street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided.

Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: In either case we do not front onto 52<sup>nd</sup> or Tibet.**

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. **RESPONSE: Noted**

Add the following not to the Site Plan:

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development. **RESPONSE: Noted**
- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes). **RESPONSE: Noted**

***ROW/Plat:***

- Designate a Public Access Easement along interior roadways. **RESPONSE: Noted**
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner. ROW dedication may be required for an additional future right turn lane. **RESPONSE: Noted**
- A traffic signal easement shall be required at the intersection of 48<sup>th</sup> Ave and Tibet Rd to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. **RESPONSE: Noted**

***Traffic Impact Study:***

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
  - 1) Existing, buildout and 2040 average daily traffic counts.
    - a) The City can provide some historic count data, but the City has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Steve Gomez on this item.
    - b) Trip Generation from the site.
    - c) Site Circulation Plan including intersection control
  - 2) Include detailed analysis of:
    - a) All site access points
    - b) Intersections of Tibet Road at 52<sup>nd</sup> Avenue
    - c) Intersections of Tibet Road at 48<sup>th</sup> Avenue
    - d) Intersections of Picadilly Road at 52<sup>nd</sup> Avenue
  - 3) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
  - 4) Analysis of pedestrian connectivity.
  - 5) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations(July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the TrafficCalming Toolbox include: Advanced Yield Lines, Enhanced

Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

The Traffic Study shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#).

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to *Steve Gomez* at [segomez@auroragov.org](mailto:segomez@auroragov.org) as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

Based on our review of the Traffic Impact Study, additional improvements may be required. **RESPONSE: TIS provided.**

**Engineering Division**

*The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.*

**Key Issues:**

- ▶ Public improvements shall be in conformance with the Public Improvement Plan (PIP). All on-site roads shall be private due to the gating system. **RESPONSE: Noted**
- ▶ The infrastructure civil plans for 52<sup>nd</sup> Avenue shall be approved prior to the issuance of any building permits for this filing. The improvements shall be constructed and initially accepted prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy. Further discussion with staff may be required if access is made onto Tibet Road instead. **RESPONSE: Noted**
- ▶ The preliminary drainage report shall examine this area and determine whether elevation requirements found in the Roadway Manual in section 2.08.2.12 apply. **RESPONSE: Noted**
- ▶ The Filing 11 improvements shall be constructed prior to the issuance of building permits. **RESPONSE: Noted**
- ▶ This application will be referred to Mile High Flood District for review and comment. **RESPONSE: Noted**
- ▶ Previously approved plans and reports can be found on the City's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request. **RESPONSE: Noted**

**Improvements:**

*Sections and details referenced in the Improvements section refer to the City's [Roadway Design and Construction Specifications \(Roadway Manual\)](#).*

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1. **RESPONSE: Noted**
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter. **RESPONSE: Noted**
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps. **RESPONSE: Noted**
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18. **RESPONSE: Noted**

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or handrails may be required. **RESPONSE: Noted**
- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater. **RESPONSE: Noted**
- Streetlights are required along adjacent roadways. Please refer to the Draft Lighting Standards for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis. **RESPONSE: Street lights are designed to current approved standards. Draft standards are not applicable until approved.**

***ROW/Easements/Plat:***

- ROW dedication is required for public streets. **RESPONSE: Street in this filing are private. 52<sup>nd</sup> will be a separate ISP.**
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20- foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways. **RESPONSE: Noted**
- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements. **RESPONSE: Noted**
  - Sidewalk easements may be required for new sidewalk installed.
  - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
  - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
  - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

***Drainage:***

*Drainage design standards can be found in the City's ["Storm Drainage Design and Technical Criteria"](#).*

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

**RESPONSE: Noted**

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

**RESPONSE: Noted**

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

**RESPONSE: Noted**

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return. **RESPONSE: Noted**

- For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

**RESPONSE: Noted**

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it. **RESPONSE: Noted**

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Noted**

**Fire/Life Safety Comments - Building Division**

*The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.*

**Addressing Requirements:**

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. **RESPONSE: Noted**

**Adopted Codes by the City of Aurora – Setbacks:**

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online Codes Online.](#)



- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.
- Show any new lot lines and distance to proposed exterior walls on the site plan.

#### ***Civil Plans:***

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department. **RESPONSE: Noted**

- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
- [Grading Plan](#)
- [Handicap Accessible Parking Signs](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#)

#### ***Fire Department Access:***

- Per the 2015 IFC, Section 503.1.1 – Residential (Group R-3) are afforded an exception (1.3) that where there are not more than two Group R-3 or U occupancies, the fire code official is authorized to increase the dimension of 150 feet. As stated, the fire apparatus access road shall comply with the requirements of this section and shall extend to within 200 feet of all portions of the residence and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**RESPONSE: Noted**

#### ***Fire Hydrants:***

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- [Fire Lane Easement](#)
  - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
  - Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access. **RESPONSE: Noted**

#### ***Fire Sprinkled Structures:***

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

#### ***General Comments:***

- Our jurisdiction has amended the International Fire Code (IFC) through a city ordinance that removes the requirement for fire sprinkling IRC R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 – Townhouses. If the occupancy classification is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units. **RESPONSE: Noted**

#### ***Gated Entry:***

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative). **RESPONSE: Noted**
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction, please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420. **RESPONSE: Noted**

#### ***Handicap Accessibility Requirements:***

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11 and the 2009 ICC/ANSI A117.1

- [Residential](#)
- The site plan and the civil plans must reflect the location of outside mail kiosk. A detail of the types of mail kiosks must be included along with a drawing showing how the residents will access their mailbox, how the postal service will load the mailboxes, along with curb ramp and sidewalks abutting the mail kiosks.

#### ***Knox Hardware:***

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

#### ***Legend:***

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site. **RESPONSE: Noted**

#### ***Phasing Plans:***

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals. **RESPONSE: Noted**

#### ***Site Plan, Civil Plan, Framework and General Development Plan and Plat Notes:***

The notes being provided below must be included on the cover sheet of the indicated submittal type. **RESPONSE: Noted**

- [\(Plat Note\) If Plat Contains Fire Lane Easement](#)
- [\(Site Plan Note\) Access Control Gate or Barrier Systems](#)
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) Aircraft Noise Reduction \(LDN\)](#)
  - This area is within a NIBA noise mitigation area. [Sec. 22-425](#)
- [\(Site Plan Note\) Americans with Disabilities Act](#)

- [\(Site Plan Note\) Emergency Ingress and Egress](#)
- [\(Site Plan Note\) Fire Lane Easements](#)
- [\(Site Plan Note\) Fire Lane Signs](#)

### **Special Design Considerations:**

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- [Alternative Fire Lane Surfaces](#)
  - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works. **RESPONSE: Motor courts will have pavers.**
- [License Agreement](#)
  - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property. **RESPONSE: Noted**
- [Motor Courts](#)
  - Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in [the Unified Development Ordinance, Section 146-4.2.E](#). **RESPONSE: Noted**
- [Fire Apparatus Access Road Specification](#)
  - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department. **RESPONSE: Noted**
- [No Parking is allowed within a Fire Lane Easement](#)
- [Private Streets Constructed to Public Street Standards](#)
- [Pocket Utility Easements for Fire Hydrants](#)
- [Public Street Systems Adjacent to Site](#)
- [Remoteness](#)
- [Speed Bumps](#)
- [Snow Removal Storage Areas](#)
- [Two points of Emergency Access](#)
- [Width and Turning Radius](#)

### **Trash Enclosure:**

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines. **RESPONSE: Noted**

### **Real Property Division**

*The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.*

### **Subdivision Plats:**

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current [Subdivision Plat Checklist](#). Plat review may run concurrently with your other Planning Department submittals. **RESPONSE: Noted**
- A **presubmittal meeting** with Real Property is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1<sup>st</sup> submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your

appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat. **RESPONSE: Noted**

***Site Plans:***

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property [Subdivision Plat Checklist](#). **RESPONSE: Noted**

***Separate Documents:***

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process: **RESPONSE: Noted**

- [Dedications Packet](#)
- [License Agreement Packet](#)

- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes **about 8-10** weeks to complete the process They must be complete and ready to record before Real Property will record the Plat and/or Site Plan. **RESPONSE: Noted**

- No portion of any roofed structure may encroach into any easement. However, you may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the [License Agreement Packet](#). It takes **8-10 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded. **RESPONSE: Noted**

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Leslie Gaylord* at 303.739.7901 for additional details and contact information.  
**RESPONSE: Noted**

**END OF RESPONSES**