



Planning Division
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Aurora, Colorado 80012
303.739.7250

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September 13, 2021

Jeremy Parrish
ClubCorp
3030 LBJ Freeway, Suite 600
Dallas, TX 75234

Re: Third Submission Review – High Plains (Blackstone) Country Club Renovation
Site Plan Amendment and Plat Amendment
Application Number: **DA-1617-15**
Case Number: **2003-4013-59; 2019-3047-00**

Dear Mr. Parrish:

Thank you for your third submission, which we started to process on August 27, 2021. We reviewed it 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 your submittal addressed most of our comments, your next submittal will be a technical corrections submittal due before or on Wednesday, October 6, 2021.

This review contains specific comments from Addressing and Real Property. Please revise your previous work to reflect the Real Property comments. Once these issues have been resolved, the Plat and Site Amendment may go to Mylars.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7259.

Sincerely,

Ariana Muca PLA, Planner I
City of Aurora Planning Department

cc: Jake Sippy, Design workshop, 1390 Lawrence St. Ste 100 Denver CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1617-15rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Flatten Plat (Planning)
- Update notes and Plat to meet City Standards (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional comments.

2. Completeness and Clarity of the Application

2A. The Plat will need to be flattened. It has 647 autoCAD SHX text not flattened making it very difficult to open and to review.

3. Zoning and Land Use Comments

3A. No additional comments.

4. Architectural and Urban Design Issues

4A. No additional comments.

5. Landscaping Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

5A. No additional comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

6A. No additional comments.

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

7A. No additional comments.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

8A. No additional comments.

9. Fire / Life Safety (Mike Apodaca / 303-739-7656 / MApodaca@auroragov.org / Comments in blue)

9A. No additional comments.

10. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

10A. No additional comments.

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

12A. See the red line comment on the plat and site plan.

Plat

12B. Add private detention pond and drainage features to covenants.

12C. Add "I further certify that the information contained herein is accurate and in accordance with applicable standards of practice to my knowledge, information and belief. This certification is not a guaranty or warranty, either expressed or implied. (See AES Board Rule 1. 6.B.2.)" to Surveyor's Certification.

12D. Add "or Tract" to notes



Site Plan

Page 2 of 9

12E. No comma is Lot 1 description.

12F. If this is a Lot or Tract line show and dedicate it on the plat - also show the line on the other pages

12G. Is this correct? Not shown in this document - see page 58 of 70

Site Plan

Page 4 of 9

12H. No comma is Lot 1 description.

Site Plan

Page 5 of 9

12I. No comma is Lot 1 description.

Site Plan

Page 6 of 9

12J. No comma is Lot 1 description.