

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



February 3, 2021

Ted Laudick  
Aurora Crossroads Metropolitan District 1  
4100 E Mississippi, Suite 500  
Denver, CO 80246

**Re: Second Submission Review – First Creek at Aurora Crossroads – Infrastructure Site Plan**

Application Number: **DA-2231-05**

Case Numbers: **2021-6049-00**

Dear Mr. Laudick:

Thank you for your second submission, which we started to process on Wednesday, January 12, 2022. 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.

Some issues remain which can be handled in a technical review process. This project is ready to schedule for an Administrative Decision. Part of the administrative decision process is sending notice of the decision and posting a notice sign on the property. As the decision is scheduled for February 23, I will provide you with the required notice materials on Wednesday or Thursday, February 9 or February 10. The letters will need to be sent and sign posted by February 13, 2022.

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.

Your estimated Administrative Decision date is set for Wednesday, February 23, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlanboy@auroragov.org](mailto:hlanboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2231-05rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Remove the “Subdivision” label from all sheets.
- Please update labels where noted by Public Works and Real Property.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments were received from the community.

#### **2. Zoning and Land Use Comments**

2A. No additional comments.

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

3A. No comments were provided with this review, additional comments may be provided with the technical review.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.  
*Sheet 2*

4B. Indicate direction of emergency overflow.

4C. Per drainage comments, provide BFEs on all sheets.

4D. Access path not labeled, and surface material not indicated. If an all-weather surface is not provided, a turnaround is required.

4E. Per drainage comments indicate the crossing of the channel with path.

#### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

5A. No additional comments.

#### **6. Aurora Water** (Ryan Tigera / (303) 326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

6A. No additional comments.

#### **7. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

7A. No additional comments.

#### **8. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

8A. No additional comments.

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

9A. Make sure there is consistency with easement labels.

9B. Delete the word “Subdivision” in the title of the Site Plan (all sheets).

*Sheet 2*

9C. Update the label to state “unincorporated” instead of “undeveloped.”

*Sheets 3 and 4*

9D. The 60’ water line easement is already recorded.

#### **10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

10A. There is no conflict with Xcel facilities relating to this project.