

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



December 27, 2023

Don Provost  
GVP Windler LLC  
5750 DTC Parkway Ste 210  
Greenwood Village, CO 80111

**Re: Technical Submission Review – Windler at Denali Street ISP**  
Application Number: **DA-1707-09**  
Case Numbers: **2022 6012 00**

Dear Mr. Provost:

Thank you for your recent submission, which we started to process on December 12, 2023. 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 technical submission. Please revise your previous work and send us a new submission on or before Monday, January 29, 2024. Please notify the case manager following the submittal. 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.

The application will continue to go through review till all outstanding comments are complete. It is recommended that the plat and site plan come in together for the next round of review.

If you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Chris Rolling Olsson 1880 Fall River Dr Loveland CO 80538  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1707-09rtech2.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are several comments on the plat pdf. Please coordinate with Real Property. The plat has been sent in for recording and may need to be amended (Real Property).
- Comments regarding legibility and shrub table (Landscape).
- Comments regarding signage and striping (Traffic).

### PLANNING DEPARTMENT COMMENTS

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

1A. No further comments.

#### 2. Completeness and Clarity of the Application

2A. No further comments.

#### 3. Architectural and Urban Design Issues

3A. No further comments.

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

4A.

*Landscape Plan*

*Sheet 25 of 36*

4B. Correct the text overlap in the Plant Schedule.

4C. Update the Landscape Median Shrub table per the comment provided.

*Landscape Plan*

*Sheet 28 of 36*

4D. The street name along 53rd Avenue is blocking the plant call-out name.

4E. What is the dark line down the middle of the median? Can it be removed?

4F. Provide the missing edger.

#### 5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in teal)

5A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 6. Civil Engineering (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

6A. No further comments.

#### 7. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

*Site Plan*

*Page 5 of 36*

7A. Label center lines.

7B. Verify street light is not in conflict with traffic signal equipment.

7C. See site plan, some signs need to be changed for "H sign".

7D. Add back 8 from previous submittal.

7E. Remove D sign where indicated.

7F. Move sign 100' from upstream sign, see site plan for reference.

7G. Show fire hydrant or adjust signs to appropriate locations.

7H. Move Z3 sign to separate post.

7I. Update note 5 to include COA TE-12, typ.

*Site Plan*



Page 6 of 36

7J. Show fire hydrant or adjust signs to appropriate locations.

7K. Add Z1, X and Y1 signs.

Site Plan

Page 7 of 36

7L. Move light from in front of STOP sign.

7M. What is L2 and why was it added?

7N. Add Z2 sign ahead of roundabout.

7O. Show fire hydrant or adjust signs to appropriate locations.

Site Plan

Page 8 of 36

7P. Move end of parking a min 30' from crosswalk.

Site Plan

Page 9 of 36

7Q. Delete signs. Not shown on previous submittal.

7R. Replace with Z1, X, Y1 signs.

Site Plan

Page 10 of 36

7S. Need a different W1 sign for this approach.

7T. Update signage and striping based of site plan pdf comments.

7U. Remove arrow for interim condition.

7V. Striping for this section of road is not consistent with Denali St 48th Ave to 56th Ave interim plans.

Site Plan

Page 11 of 36

7W. Move light from in front of STOP sign.

7X. Change to chevron striping.

7Y. Update signage and striping based of site plan pdf comments.

**8. Fire / Life Safety (Jeremiah Willmott / 303-739-7489 / [jwillmot@auroragov.org](mailto:jwillmot@auroragov.org) / Comments in blue)**

8A. No further comments.

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

Plat Notes

9A. There are several comments on the plat pdf. Please coordinate with Real Property. The plat has been sent in for recording and may need to be amended.

Site Plan

9B. Delete the easement reference highlighted in pink on page 4.

9C. Delete the easement line highlighted in pink on page 5.

9D. Minor comment regarding an existing easement on page 8.

**10. PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

10A. No further comments.

**11. Adams County**

11A. No new comments.

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

12A. No further comments.

**13. Mile High Flood District (Colin Haggerty / 303-455-6277)**

13A. No new comments.