



Planning Division  
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May 27, 2020

Jon Van de Voorde  
Newland Communities  
6312 S Fiddlers Green Cir Ste 435  
Greenwood Village, CO 80111

**Re: Initial Submission Review – Rockinghorse Pool & Activity Center CSP 5 SP Amendment**  
Case Numbers: **2014-6036-03**

Dear Mr. Van de Voorde:

Thank you for your initial submission, which we started to process on May 7, 2020. 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 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 June 9, 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](mailto:hlamboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Ryan McBreen, Norris Design  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$MA\2014-6036-03 Rockinghorse Pool & Activity



## *Initial Submission Review*

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

- Please contact Tim York regarding irrigation plans and fees.
- Civil plan revisions will be required.

### **PLANNING DEPARTMENT COMMENTS**

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

- A. No community comments have been received.

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

- A. No landscaping issues. Please coordinate with Timothy York for irrigation permits. His email address is [tyork@auroragov.org](mailto:tyork@auroragov.org).

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

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

- A. Civil plan revisions are required to represent these changes. The site plan amendment will not be approved until the civil plan revisions have been submitted and are ready for approval.
- B. Railing is required when sidewalk is adjacent to 3:1 slopes.
- C. Label longitudinal slope of sidewalk, typical.

#### **4. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- A. Please provide a note that identifies the requirement of a separate building permit through the building division will be obtain prior to any construction for both the restroom building and the shade shelter.
- B. Please work with the Planning Dept. to identify any addressing needs for this project. (*Planning Comment: There will be no need for a different address, will there? Please advise.*)
- C. Show the continuation of the exterior accessible route throughout site.

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

- A. Additional landscaping will require revise irrigation plans to be submitted to Tim York at [tyork@auroragov.org](mailto:tyork@auroragov.org) at time of civil plan submittal.

#### **6. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

- A. No comments.

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

- A. No comments.