

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



May 26, 2020

Jon Van De Voorde  
Nash Inspiration LLC  
9033 E Easter Place, Suite 110  
Greenwood Village, CO 80112

**Re: Initial Submission Review - Rockinghorse CSP No 14 - CSP and Plat**  
Application Number: **DA-1370-37**  
Case Numbers: **2019-4013-00**

Dear Mr. Van De Voorde:

Thank you for your third submission, which we started to process on Thursday, May 5, 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.

This case is ready for an Administrative Decision. Based on noticing requirements, the decision date will be June 10, 2020. Please ensure to obtain an updated list of property owners to ensure proper notice. We will coordinate on giving you the signs. Since the area is so large, we should discuss the number and placement of the signs. At a minimum a sign should be placed in the recreation area across from the Inspiration clubhouse.

Since several important issues still remain, you will need to make a technical submission after the administrative decision. Please revise your previous work and send us a new submission on or before Friday, June 12, 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 give me a call. I may be reached at (303) 739-7184 or at [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Ryan McBreen, Norris Design, 1101 Bannock St, Denver CO 80204  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: k:\\$DA\1370-37rev3.rtf



## *Third Submission Review*

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

- Please respond to the redlines by Real Property on the plat.
- Since the trail connection to the Piney Creek trail that will be within the Xcel powerline easement will be a partnership between the City, the Metro District, and the developer, please remove that illustration from the plans. A note should be added to the site plan that states that the developer will coordinate on the design associated with that project.

### **PLANNING DEPARTMENT COMMENTS**

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

The following community comments were received with the third submission.

Name: Mark Bartram

Address: 13880 Double Tree Trail Livengood Hills HOA President Parker CO 80138

Phone: 303-947-0097

Email: mebartram@comcast.net

Comment: The Livengood Hills HOA position on the proposed dog park is we do not oppose the proposed dog park as long as the dog park area is on the west side of the Xcel Energy power line easement.

Name: Priscilla Gullekson

Address: 8728 S. Addison Way Aurora CO 80016

Phone: 303-489-9360

Email: dancilla@yahoo.com

Comment: It is past due that we get a dog park for the residents of Inspiration formally known as Rockinghorse. I exercise my dog daily by taking her to an empty field to throw a ball for her. I am sure that many homeowners would agree that a dog park would be more appropriate to let our dog off leash to exercise. There have been complaints of residents letting their dogs off leash at the park where children play. We are putting the safety of our children at risk and putting our dogs at risk when this is done. A dog park is long overdue.

Name: Suzanne Papke

Address: 8800 S Duquesne Ct Aurora CO 80016

Phone: 914-830-9115

Email: Suzanne.papke@comcast.net

Comment: We are fully in support of a dog park in Inspiration. There are so many large dogs in the community and this was a promise to the homeowners. Everyone in my neighborhood is extremely enthusiastic. The only concern is to ensure a good location for the parking lot.

Name: Steve Sanders

Address: 8505 S Tibet Ct Aurora CO 80016

Phone: 949-750-9077

Email: s.sanders36@yahoo.com

Comment: We desperately need a dog park in the Inspiration residential area. There are a huge number of residents, both on the family side and Hilltop 55+ side with dogs so I know the park would be appreciated and well used. Please strongly consider supporting a dog park in this area.



Name: Robert Salter

Address: 8682 S. Zante St Aurora CO 80016

Phone: 720-320-4570

Email: [robert\\_salter@yahoo.com](mailto:robert_salter@yahoo.com)

Comment: We really. We'd a dog park in Inspiration. So many people have dogs, it was in the original builder's plans, and the dogs currently have no place to run off lease. I fully support the dog park even if there are additional HOA dues.

Name: Helene Wolk

Address: 8711 South Sicily Court Aurora CO 80016

Phone: (303) 771-1289

Email: [hwolk0711@gmail.com](mailto:hwolk0711@gmail.com)

Comment: We need a dog park!

Name: Jen Hume

Address: 8857 S Zante St Aurora CO 80016

Phone: 303-807-7899

Email: [Jhume04@hotmail.com](mailto:Jhume04@hotmail.com)

Comment: Inspiration Dog Park: I am a resident in the Inspiration subdivision and would love to see the dog park approved and opened. As an individual with a medical condition, having a nearby place where I can let my dogs off leash to run and play, as well as socialize with other dogs provides me with an option when I can't physically take them on a long walk. Restricting it to residents also helps us control usage and hold each other accountable for behaviors (cleaning up after your dog, vaccinated dogs only, etc.). I hope this is approved soon!

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

- A. Please provide documentation of community outreach efforts, including minutes and survey results.
- B. Please update all titles to state "Site Plan" instead of CSP in order to be consistent with UDO naming conventions.

## **3. Open Space and Recreational Amenities**

- A. All programming has been approved by PROS. At this time the trail connection across the PSCo easement to the Piney Creek regional trail is not ready for construction. Since this is a partnership effort with the Metro District, PSCo, PROS, and the developer (providing design services), please remove this segment until that project is undertaken. At that time a mylar change can be done to include the trail.

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

### **4. Civil Engineering**

Kristen Tanabe/ 303-739-7306/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

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

### **5. Public Art Plan**

Roberta Bloom/ [rbloom@auroragov.org](mailto:rbloom@auroragov.org)/ 303-739-6747

- A. Please provide additional information regarding the completion of public art in Inspiration. Continue to coordinate with Roberta Bloom on the project.

### **6. Parks Department**

Michelle Teller/ [mteller@auroragov.org](mailto:mteller@auroragov.org)/ 303-739-7437

- A. No additional comments.



## **7. Real Property**

Maurice Brooks, [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) 303-739-7294

*Correct document as illustrated in the redlines.*

- A. Send in the updated Title Commitment to be within 120 calendar days of the plat approval date.

### **Site Plan**

- B. Please be advised: Any physical features (**not previously covered by a License Agreement**) located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

### **Plat**

- C. Douglas County Plat standards - 24" x 36" sheets with 2" margin on left, and 1" on all other sides.  
D. Add "and Tract B" in the text of City of Aurora approvals description.  
E. Change to "Tracts" in the legal description.  
F. In the general notes section, include "Lot\" where noted.  
G. Follow the checklist for the statement on Note 9.  
H. Add area for the noted tracts.  
I. Noted distances should add up to the total length.  
J. Match the description on the noted points.  
K. Add bearing & distance where noted.