



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

December 23, 2021

Rob Montano
Montano Homes, LLC
7375 E Orchard Rd
Greenwood Village, CO 80111

Re: Second Submission Review: Murphy Creek Parcel 3E Old Gun Club Rd Vacation - Street Vacation
Application Number: DA-1250-50
Case Number(s): 2021-8002-00

Dear Mr. Montano:

Thank you for your second submission, which we started to process on December 06, 2021. 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 outside agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. Once received, the third review will commence, and you will receive your next set of comments in approximately two weeks. 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 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner I
City of Aurora, Planning Department

cc: Jim Lynch - Aztec Consultants 300 E Mineral Ave Ste 1 Littleton, CO 80211
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1250-50rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the review comments on the plat from Real Property. Until you address all the comments, a hearing with the City Council cannot be scheduled.

PLANNING DEPARTMENT COMMENTS

1. **Community Questions, Comments and Concerns**
No further comments were received on the project.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)
 - 1A. No further comments.
2. **Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - 2A. Please refer to Andy Niquette's review on the Street Vacation; See the review comments on the plat.
 - 2B. Add number (typ.)
 - 2C. **RECORDER'S CERTIFICATE** (no longer required) As of January 2, 2021, the Arapahoe County Clerk and Recorder will no longer be hand writing the recording information on this recording block. The recording information is contained in the recording sticker on the cover sheet. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for sticker. Per County attorney, this certificate can be removed.
 - 2D. This will need to be filled in prior to recording of the plat.
 - 2E. This will need to be filled in prior to recording of the plat.
 - 2F. Add curve data for the easement line.
 - 2G. Text overlap
3. **Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)
 - 3A. No further comments.
4. **Aurora Water** (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org)
 - 4A. No further comments.