

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



April 26, 2023

Randy Bauer  
Clayton Properties Group II / Oakwood Homes  
4908 Tower Road  
Denver, Colorado 80249

**Re: Technical Submission Review – Kings Point North West – Site Plan (ISP)**  
Application Number: **DA-1609-20**  
Case Numbers: **2021-6058-00**

Dear Mr. Bauer:

Thank you for your technical submission, which we started to process on April 11<sup>th</sup>, 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 some issues remain, you will need to make another technical submission. Please revise your previous work and send us a new submission. 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 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner I  
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-20tech3



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show the Valley Hi screening wall once its location has been settled [Planning]
- The site plan will not be signed off on until the PDR is approved. [Aurora Water]
- This site plan will not be fully approved until Tree Protection Plan has been approved. [Forestry]
- Continue to work on Easement Dedications. [Real Property]

### PLANNING DEPARTMENT COMMENTS

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

1A. There were no community comments on this review.

#### **2. Planning Comments (Comments in teal)**

2A. There were no more Planning comments on this review. Assuming the Valley Hi screening wall will be proposed, show its location on the next ISP submittal.

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

3A. There were no more comments from landscaping on this review.

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

#### **4. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

4A. There were no more comments from Civil Engineering on this review.

#### **5. Traffic Engineering (Steven Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

5A. There were no comments from Traffic Engineering on this review cycle.

#### **6. Aurora Water (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)**

6A. As of 4/14/23, PDR not approved.

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

7A. This site plan will not be approved until Tree Protection Plan has been approved.

#### **8. Real Property (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)**

8A. Continue working to complete the separate easement dedications. The Site Plan needs to have the sidewalk easements by separate documents.