



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

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August 5, 2022

Geoffery Babbit
GB Capital, LLC
2993 S Peoria St, Ste 105
Aurora, CO 80014

Re: 5th Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat
Application Number: **DA-1379-26**
Case Numbers: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbit:

Thank you for your 5th technical submission. 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.

Comments and issues still remain, and another technical submission will be required prior to printing final mylars. 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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Filed: K:\SDA\1379-26tech5



5th Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community questions, comments, or concerns received with this submission.

2. Completeness and Clarity of the Application

2A. Completeness and Clarity comments have been addressed.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet L-4

3A. Update the lot typical plan to provide additional lot typicals that demonstrate the lot requirements as specified by each lot type. See comments on the landscape lot typical plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

4A. Civil Engineering comments have been addressed.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Final Plat Comments

Generally

5A. Check the ownership on the plat with the names on the Title Commitment. Add the 8' U.E. on the west side of the Subdivision on the plat and the site plan. And License Agreement items that need to be completed. Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>