

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



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May 13, 2021

Jazzmine Clifton  
Colfax and Sable, LLC  
14909 E. Colfax Avenue  
Aurora, CO 80011

**Re: Third Submittal Review – Citadel on Colfax – Master Plan, 2<sup>nd</sup> Amendment**  
Case Number: 2017-6017-04

Dear Ms. Clifton,

Thank you for your third submission, which we started to process on April 22, 2021. City staff has reviewed it and attached our comments along with this cover letter.

Note that all our comments are numbered, and only a few minor issues remain that need to be corrected before approval. Please carefully review the remaining corrections, and as always, if you have any comments or concerns, please send me an email at [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Planner II  
City of Aurora Planning Department

cc: Scott Brown – Galloway and Company Inc., 6162 S Willow Dr., Ste. 320, Greenwood Village, CO 80111  
Meg Allen, Housing & Community Services  
Jacob Cox, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\MA\2021 MAs\2017-6017-04- Citadel on Colfax Master Site Plan Amdt



## *Third Submission Review*

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

- Redlines should be noted and described on each page of the amendment.

### **PLANNING DEPARTMENT COMMENTS**

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

##### **Sheet CS1.0**

1A. In addition to the sheets previously included in this plan set, these additional sheets from the original Master Plan need to be updated and included as well: Sheet A204, C101, C102

##### **Sheet A100**

1B. While the Cover Sheet has a general summary of the proposed changes, each sheet where a change has been proposed should include an itemized list otherwise, there is no way of knowing what has changed on the sheet. It is just a triangle with a number in it. What does that mean? What changed from the original approved plan set?

1C. Include bubbled areas on this sheet for the removal of the monument signs as they are being removed.

##### **Sheet C100**

1D. Why are all the sentences that are highlighted in yellow included in these planning areas when they are not adjacent to Colfax Avenue?

##### **Sheet L1.2**

1E. The drainage area in the corner of the sheet needs clouded. It has changed since the approval of the original master plan. Less plant material is being provided.

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

#### **2. PROS: Parks, Recreation, and Open Space** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

2A. See redline comments on sheets L1.5 and L2.0.