



Planning Division
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October 16, 2018

Sandi Thomas
Newland Communities
6312 Fiddlers Green Circle, Suite 435
Greenwood Village, CO 80111

Re: Initial Submission Review - Rockinghorse CSP #3, Amendment No. 2
Case Numbers: **2014-4010-02**

Dear Ms. Thomas:

Thank you for your initial submission, which we started to process on September 7, 2018. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, October 29, 2018.

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 hlambo@auroragov.org.

Sincerely,

A handwritten signature in blue ink that reads "H. Lamboy".

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Ryan McBreen, Norris Design, 1101 Bannock St, Denver CO 80204
Filed: k:\\$MA\2014-4010-02.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include a description of the amendment and list all changes on the cover sheet of the Site Plan.
- Release and/or dedicate easements as noted in the redlines.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No community comments were received.

2. Completeness and Clarity of the Application

Vicinity Map

1. The Vicinity Map should be resized to label all right-of-way within ½ mile of the amendment area.

Site Plan

1. Please include a description of all the proposed modifications for Amendment No 2 on the cover sheet. Ensure to list affected pages.

Easement Modifications

1. Release and/or dedicate easements as noted in the redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property

Darren Akrie, dakrie@auroragov.org and Maurice Brooks, mbrooks@auroragov.org

Correct document as illustrated in the redlines.

General

1. Upload the updated title to be within 120 calendar days of the plat approval date.
2. Add the statement of intent for the amendment.
3. Upload the closure sheet for the description.
4. Sheet 3, the Easement Detail Sheet, was not included with this submission. Please include it as part of the second submission.

Plat

Sheet 1

1. Change “First Plat” to “Amendment No. 1”
2. Update the subtitle to state, “A Resubdivision of a Portion of Tract A and Lots 32-39, inclusive, Block 1, Rockinghorse Subdivision Filing No. 8 situated in...”
3. Ensure that note #8 is up to date given the proposed changes to the plat.
4. Update the verbiage in the dedication.
5. Add the dedicatory language from the subdivision checklist.

Sheet 2

1. Correct the Tract A label to state “in its entirety”
2. Remove references to “variation in right-of-way”
3. Add reception numbers where applicable.
4. Label easements where indicated.

Sheet 3

1. Please include as part of the second submission.

Contextual Site Plan

Correct document as illustrated in the redlines.