

Planning Division  
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October 14, 2021

David Carro  
Clayton Properties Group II  
4908 Tower Road  
Denver CO 80249

**Re: Second Submission Review** – Green Valley Ranch East Site Plan No. 5, Amendment 1 - Site Plan  
Amendment with Adjustment and Replat  
Application Number: DA-1662-22  
Case Number(s): 2019-4022-01; 2021-3043-00

Dear Mr. Carro:

Thank you for your submittal. 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.

Your Planning and Zoning Commission virtual public hearing date is tentatively set for October 27, 2021. Please note, a revised narrative and updated cover sheet need to be provided no later than October 21, 2021 to attach to the Planning Commission packet. Additionally, all abutter notices must be sent, and the site notice posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the public hearing to address all outstanding redline comments. 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 feel free to email or email me. I can be reached at [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) or 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Mike, Weiher, Terracina Design, 10200 E. Girard Ave., Ste A-314, Denver CO 80231  
Scott Campbell, Neighborhood Liaison  
Laura Rickoff, ODA  
Filed: k:\SDA\1622-22rev2.rtf



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Completeness and Clarity of the Application**

- 1A. Revise the Narrative per the previous redlines to identify the requested adjustment and include a justification; and, discuss how the proposed Site Plan with an adjustment meets the Approval Criteria found in Section 146-5.4.3.B.2. This is required prior to the Planning Commission hearing.
- 1B. Revise the adjustment request to be specific to the code section only. Any additional language can be included in the justification. The justification provided is inaccurate regarding the status of 52<sup>nd</sup> Avenue and needs to be rephrased. The FDP and Master Traffic Study showed 52<sup>nd</sup> Avenue as a collector; it was not a request of the City. Please review with staff prior to the Planning Commission hearing.
- 1C. Add the amendment area to the Vicinity Map.
- 1D. Identify all the items revised in this amendment in the Amendment Block.
- 1E. Staff is reviewing the Lot Summary Table on Sheet 4 and will schedule time to discuss with the applicant. Approval is not implied at this time.
- 1F. The frontage of Lot 2, Block 1 does not meet the minimum standards. Please revise.
- 1G. The easements for 6-packs on Sheet 29 need to be consistent with Sheet 10.
- 1E. Add a note that the required 20' buffer behind the lots to the north will be designed and installed with the construction of 52<sup>nd</sup> Avenue.

#### **2. Addressing (Phil Turner / [pturner@auroragov.org](mailto:pturner@auroragov.org) / 303-739-7271)**

- 2A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels and street line layers at a minimum. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **3. Public Works (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)**

- 3A. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved.

#### **4. Traffic (Steve Gomez / [segomez@auroragov.org](mailto:segomez@auroragov.org) / 303-739-7336 / comments in amber)**

##### **Site Plan**

- 4A. Remove the sidewalk linework shown inside Picadilly Road.
- 4B. Provide a radius and “Y” shaped connection in the sidewalk south of 52<sup>nd</sup> Avenue. See Sheet 4 for location.

#### **5. Life/Safety (Will Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / comments in blue)**

##### **Site Plan**

- 5A. The fire lane signs in the rear of the motor courts need to be shown on Sheet 10.

#### **6. Real Property (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / comments in magenta)**

##### **Site Plan**

- 6A. Add notations provided on the redlines.

##### **Plat**

- 6B. The title commitment will need to be updated prior to recording the plat.
- 6C. Dimension where existing easements intersect
- 6D. There is a one-foot discrepancy in referenced motor court easements. Show in a detail.
- 6E. Add the area of Tract F.
- 6F. See redlines and address all comments, edits or notations.