



Planning Division  
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May 28, 2021

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

**Re: Initial Submission Review** – Green Valley Ranch, CSP #2, 2<sup>nd</sup> Amendment, and Plat Amendment  
Application Number: **DA-1662-17**  
Case Number(s): 2017-4024-02; 2021-3028-00

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on May 6, 2021. 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 Tuesday, June 15, 2021. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Administrative Decision date is tentatively scheduled for Wednesday, July 28th, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please feel free to email or email me. I may be reached at [atibbs@auroragov.org](mailto:atibbs@auroragov.org) or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II  
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:\\$DA\1622-17rev1.rtf



## *Initial Submission Review*

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

- Modify the amendment bubbles throughout the document to only address changes that are being requested with this amendment. Please be specific and clear about what is included in the proposed changes.
- The utility plans were combined and labeled as landscape plans when submitted through our portal. It is likely that this review is incomplete as a result (see comments by engineering). I have reached out to our review staff to see if they have additional comments that may be sent at a later date.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Site Plan and Engineered Drawings**

- 1A. Change the shape of the amendment bubble so that it only highlights the portion of the table that is changing/being amended. It appears that only the number of buildings has been modified with this 2nd Amendment, not the entire table.
- 1B. The number of units on the cover sheet table is correct. This needs to be updated in other charts throughout the document.
- 1C. The 2nd amendment notes are blocking the 1st amendment notes. Please move the 2<sup>nd</sup> Amendment block to the open area on the cover sheet.
- 1D. Since this amendment reverses the lot numbering, lot 4 is now the standard corner, and lot 1 is a standard interior lot.
- 1E. Update count in tables on sheet 5 - bubble any changes in red with the 2<sup>nd</sup> Amendment delta.
- 1F. Add sheet listing for porchlight details to the note on sheet 5 (i.e., sheets 42A and 42B)
- 1G. Bubble only the specifics that have been changed with this amendment in red. Keep Amendment 1 changes in gray to match previously approved document.
- 1H. Three columns on the site data table on sheet 6 appear to be reduced dimensions from the previously approved plans. Please either correct or clarify the reason for change.
- 1I. Only draw the amendment bubble around the lots that are being amended - exclude lots 5 and 6 from amendment bubble. Modify bubble shape on all applicable sheets.
- 1J. A line is missing between lots 10, 11, 12, and 13 on sheet 6.
- 1K. Porchlight is misspelled on sheet 7.
- 1L. Are the carriage lots all meant to become porchlight lots? The shading pattern for the carriage lots and porchlight lots should differ, but are currently shaded the same on sheet 7. Please revise or clarify.
- 1M. Correct all mis-labeled Delta 3's on sheet 8.
- 1N. Add a delta 2 symbol on sheet 15

#### **2. Landscape Plans**

- 2A. Bubble amended lot layout on sheet 18
- 2B. Amend lot layout on sheet L.1 to match proposed new lot configuration. Update the standards for the new porchlight model.
- 2C. Please indicate that a minimum of 160' SF of common area will be provided for each lot.
- 2D. Can the drawings on sheet L.2. be better incorporated into the plan set? The current location is confusing and easy to miss for plan reviewers. At a minimum, move them up to sit behind sheet 42.
- 2E. Label the setback requirement between the garage/front of structure and the internal property line.
- 2F. Label the rear setback requirement for the internal lot line.

#### **3. Plat Amendment**

- 3A. Under the statement of intent, please indicate that you are splitting block one into two blocks.

#### **4. Landscape Design Issues** (Debbie Bickmire / [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org) / 303-739-7261)

Comments have been incorporated into the planning comments section. Additional comments may need to follow by separate cover.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Civil plan revisions are required for these changes. The site plan amendment will not be approved until the civil plan revisions have been submitted and ready for approval.

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

6A. See the red line comments on the plat and site plan. Some of the existing easement will need to be released. Contact Andy Niquette at ([releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org)) to start the process. Add the bearings to the Lot lines.

#### **Site Plan (see redlines for specific locations)**

6B. Add bearings for lot lines on sheet 8.

#### **Plat (see redlines for specific locations)**

##### Sheet 1

- 6C. There are no Tracts in this plat – remove note
- 6D. Refer to various editing redlines on sheet 1.
- 6E. Delete note 4 - no new sidewalk easements are being granted
- 6F. Change the clerk and recorders certificate to the correct county.

##### Sheet 2

- 11G. Add (Basis of Bearing) as redlined throughout sheet 2.
- 11H. Show the centerline monuments and B&D for the R.O.W.
- 11I. Release the existing easements in the new lot configuration area by separate document.

### **7. Utilities Department/Aurora Water (Steve Dekoskie / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739-7490 / comments in red)**

#### **Site Plan (see redlines for specific locations)**

- 7A. 12 lots is the max number of lots that can be served from a dead end water main.(typ)
- 7B. Install 2-meter clusters on either side of the driveways on all 4 pack lots. Water services to be sleeved under garage aprons. (typ)
- 7C. No 6-pack meter pits. Install 3 meters on either side of the driveway to avoid having service lines crossing under the driveways. All water services must be sleeved under the garage aprons. Water services should run down the sides of the driveway not the middle. All clustered water meters must have brass tags to identify the address served. Provide a meter detail showing the clustered meters (typ)
- 7D. Move lot 20 water meter to other side of the driveway. (pg. 16)
- 7E. Is this an existing stub? Clean out is required at the bend. (pg. 17 and 18)
- 7F. All connection must be above flow lines, at the crown to the 30" main. (typ) (pg. 17)
- 7G. Do not install water services in the middle of the driveways (typ) (pg. 17)
- 7H. On the motor court lots Install 2 meters on either side of the driveway - not 4 packs. All water services must be sleeved under garage aprons. (typ) (pg. 19)

### **8. Revenue/ Aurora Water/TAPS (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) / 303-739-7395)**

8A. There are no Storm Drainage Development fees. This is a replat of Green Valley Ranch East 2 Storm Drain Development fees credited per Vern.

### **9. Parks and Open Space (Michelle Teller / [mteller@auroragov.org](mailto:mteller@auroragov.org) / 303-739-7437)**

9A. There are no changes to the pocket park, therefore there are no PROS comments on this amendment.

### **10. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)**

10A. See attached letter.