

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



August 1, 2023

Brian Alpert
Murphy Creek LLC
9335 E Harvard Ave
Denver, CO 80231

Re: Second Submission Review – Murphy Creek South Gun Club Road Vacation - Street Vacation
Application Number: **DA-1250-61**
Case Numbers: **2023 8002 00**

Dear Mr. Alpert:

Thank you for your second submission, which we started to process on Thursday, July 13, 2023. 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.

Since minor issues remain, you will need to make another submission. A plat cannot go to decision till all items are complete. Please revise your previous work and send us a new submission on or before Friday, September 1, 2023. Please email your case manager following the upload. 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.

Your estimated Administrative Decision date is tentatively set for Wednesday, September 27, 2023. The street vacation can only go to decision when there are no outstanding comments. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Manuel Nuno Core Consultants, Inc 3473 S Broadway Englewood, CO 80113
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\DA 1250 61rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Just add 'Exhibit A' on the first page and on the bottom of the last: delete 'easement' because we are not vacating the easement just the Street Right of Way. These are the last changes, and the description and illustration can be submitted for recording, provided the changes are made.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were received during the first review.

2. Completeness and Clarity of the Application

- 2A. The street vacation is tied to the Murphy Creek GDP amendment – a current application. Please work with the master developer to have the street vacation memorialized in the Murphy Creek GDP.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. No further comments.

4.Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. No further comments.

5.Utilities (Cliff Stephens / cstephen@auroragov.org / Comments in red)

- 5A. No further comments.

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

- 6A. Just add 'Exhibit A' on the first page and on the bottom of the last: delete 'easement' because we are not vacating the easement just the Street Right of Way. These are the last changes and the description and illustration can be submitted for recording, provided the changes are made.

7.Arapahoe County (Sarah White / 720-874-6500)

- 7A. No Comments.

8.CDOT

- 8A. Steven Loeffler: Phone: 3037579891 and Email: steven.loeffler@state.co.us
- 8B. No issues from the Survey end of this ROW Vacation - I have uploaded the associated deeds referenced in the vacation legal description and compared to make sure the one section that lies on the ROW line of SH-30 matches the original ROW dedication (Reception #B0072747 Page 4 call 26 and Page 11 exhibit). **Nothing was uploaded to the development website and staff recommends reach out directly to Steven Loeffler. Case manager can help assist.**