



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

November 21, 2024

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

Re: First Technical Review: Green Valley Ranch East – Site Plan No. 19 with Adjustment, Plat Vacation, and Plat
Application Number: DA-1662-35
Case Numbers: 2021-4010-01; 2021-3017-01; 2024-3030-00

Dear Dave Carro:

Thank you for your first technical submission, which we started to process on November 12, 2024. 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.

Comments remain on both the plat and site plan; you will need to make another submission. Please revise your previous work and upload a new submission for a second technical review.

The site plan application was administratively approved on November 6, 2024, with five (5) conditions. You will be required to mail notice to abutting property owners a minimum of 10 days in advance of the plat vacation approval. The administrative approval of the plat vacation has not been scheduled. Additional documentation is required for processing and review.

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 let me know. I may be reached at 303.739.7126 or jfettig@auroragov.org.

Sincerely,

A handwritten signature in black ink that reads "Jeremiah Fettig".

Jeremiah Fettig, AICP – Planner II
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A 314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-35tech1.docx



First Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat from various departments
- Preparation and submission of the required vacation exhibits for internal review, routing, and recordation

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No review comments from outside agencies were received.

2. Completeness and Clarity of the Application

- 2A. Please provide an update on the floodplain mapping revisions which impact the recordation of the plat.
- 2B. Please prepare and submit a legal description and boundary exhibit depicting the portion of the Green Valley Ranch East Subdivision Filing No. 10 plat being vacated.

3. Landscaping (Debbie Bickmire / 303.739.7261 / dbickmir@auroragov.org / Comments in teal)

3A. Landscaping has reviewed and has no additional comments.

4. Addressing (Philip Turner / 303.739.7271/ pturner@auroragov.org)

4A. The referral was provided, and no comments were received at the time of composing this letter. If comments are received, they will be provided separately.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

5. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

5A. Civil Engineering has reviewed and has no additional comments.

6. Traffic Engineering (Dean Kaiser / 303.739.7584 / dkaiser@auroragov.org / Comments in orange)

6A. Traffic Engineering has reviewed and received the signed/sealed TIS from FHU on 11/18 (imported into Amanda), no additional site plan comments.

7. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org Comments in blue)

7A. Fire / Life Safety has reviewed and has no further comments.

8. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

Site Plan:

- 8A. Sheet #11: A 10' Water easement is required for the irrigation meter if it's not in Tibet Rd ROW.
- 8B. Sheet #14: The water meters need to be installed adjacent to the motor court drive isles, as shown on the utility plan sheets. Swap the tree locations and water meters. These service lines are too long and will cause pressure issues.

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

9A. PROS has reviewed and has no further comments.

10. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision Plat:

- 10A. Sheet #1: Advisory Comments:
- Fill in the blanks prior to the final submittal of the plat.
 - Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This



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Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

- Send the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

10B. Sheet #1: **Comment not addressed:** Add all public street names within 1/2 mile of the site.

10C. Sheet #5: Fill in the blanks prior to the final submittal of the plat.

10D. Sheet #10: Add missing crosshatching.

10E. Sheet #10: Match crosshatching.

Site Plan:

10F. Sheet #1: Fill in the blanks prior to the final submittal of the plat

10G. Sheet #1: Match the Water easement names shown on the Subdivision Plat (See pages 7 & 8 herein)

10H. Sheets #7 & #8: The highlighted POCKET needs to match the Plat naming of the easement. Confirmed with Aurora Water Dept. to match the name of the Water facilities within the easement. Typ. ***(Please note these highlighted UE are NOT located in the Motor Court Drives).***

10I. Sheet #7 & #8: Match the Plat easement names (Typ.).

11. Land Development Services – Easements (Grace Gray / 303.739.7277 / ggray@auroragov.org)

11A. Land Development Services – Easements have been reviewed and have no further comments.