

Planning Division  
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Aurora, Colorado 80012  
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September 11, 2020

Kyle Sundman  
Namaste Solar Electric Inc.  
888 Federal Blvd.  
Denver, CO 80204

**Re: 1<sup>st</sup> Submission Review:** Sunlight Peak Community Solar Garden – Minor Amendment  
**Case Number:** 2020-6016-01

Dear Mr. Sundman:

Thank you for your submission of the Minor Amendment to the Sunlight Peak Community Solar Garden. We have reviewed it and attached our comments along with this cover letter. There are a few minor edits that have been requested to be made on the plans. There is also a comment concerning the proposed v-section for the gravel access road which must be addressed. If you have any questions about how best to address these comments, please let me know. Once you have made these edits, please email me an updated PDF for our internal records; a full second review of the Minor Amendment will not be necessary.

To echo previous direction, if you have not already done so, please contact Andy Niquette with Real Property as soon as possible to begin the easement dedication process. You must work diligently on the easement dedication and preliminary drainage reviews as these items as well as your civil plan reviews must be complete and approved before permits can be issued.

If you have any comments or concerns, please feel free to contact me at [chjohnso@auroragov.org](mailto:chjohnso@auroragov.org) or 303-739-7112.

Sincerely,

Christopher Johnson, Planner II  
City of Aurora, Planning & Development Services

cc: Chuck Beisner, Westwood PS  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$DA\2020-6016-01rev1.docx



## *1<sup>st</sup> Submission Review*

### **1 Planning Department**

1A. The purpose of a site plan amendment is to essentially insert a change or modification into an approved site plan set. The site plan mylars you have submitted have signatures already and are what is being recorded, so this amendment is to add the secondary phases to our internal records at the city. As such, you shouldn't include any new signatures on this plan unless you wish to re-record the plans. Instead, what will be done is the official PDF uploaded to the City's records will be edited by staff to swap out all but the cover sheet and add sheets 2-16 to the plan set. If you have any questions concerning this process, please let me know. Most substantive comments on the cover sheet can be disregarded.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **2 Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

2A. The site plan amendment will not be approved by public works until the drainage report is approved.

2B. Show/label the existing and future/proposed right of way for 26<sup>th</sup> Avenue. Label the existing pavement.

2C. Dimension the paved portion of the access.

2D. Please include an overall plan that includes all phases.

2E. A V-section is problematic for a gravel roadway. A pan would be required to convey flows without washing out the road or provide a crown section. Please also indicate on the plans where each section is applied. Typical.

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

3A. Advisory comment: please review all comments concerning easement labels and dedications, and the requirements for license agreements. The access Road needs to be dedicated as an Access Easement or Roadway Easement. Please contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to begin this process. Any license agreements will have to be conveyed through Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)). Please continue working on these items, and if you have not already done so begin these processes as soon as possible.

3B. Add "City of Aurora" in the requested locations.

3C. Edit Note 6 to follow the provided comment verbatim.