



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

AuroraGov.org

June 20, 2024

David Carro
Oakwood Homes
4908 Tower Road
Denver, CO 80249

Re: Second Technical Review: Green Valley Ranch East 52nd Avenue - Site Plan
Application Number: DA-1662-29
Case Number: 2022-6024-00

Dear Mr. Carro:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Please submit the requested documents for the easement dedications and start the License Agreement process.

After initiating the above processes, you may submit your mylars for signature and recordation. Please review the attached Mylar Checklist to ensure you have addressed all items and include a signed copy of the checklist when you submit your mylars. 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 specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Mylar Checklist

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-29tech2.rtf



Second Technical Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

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

- 1A. Barriers located in the right-of-way must be covered by a License Agreement. Please submit documents at licenseagreement@auroragov.org.



City of Aurora Planning & Business Development

RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 · Aurora, CO 80012
303.739.7217 · Email: Planning@AuroraGov.org · AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for MYLAR recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	• Impact fee for tree mitigation fund has been paid (if applicable)	
	• Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU-TOD).	
	Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following: • One complete site plan set in PDF (can be emailed to the case planner). • All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality	
	For properties within Adams County: • One complete set of signed and notarized MYLARs in 18" x 24" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	
	For properties within Arapahoe or Douglas Counties: • One complete set of signed and notarized MYLARs in 24" x 36" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

When ready to submit the MYLARs, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online