



Planning Division  
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July 17, 2024

Don Provost  
GVP Windler, LLC  
5750 DTC Parkway, Suite 210  
Greenwood Village, CO 80111

**Re: Technical Submission Review – Discovery Park At Windler - Site Plan**  
Application Number: **DA-1707-22**  
Case Numbers: **2022-6057-00**

Dear Mr. Provost:

Thank you for your technical submission, which we started to process on Wednesday, July 3, 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 and community members.

Please work with Aurora Water, PROS and Land Development to make the final corrections and easement submissions as outlined in this comment letter. Once these have been resolved you may submit final mylars for recordation. When preparing the final submission, please obtain the applicable mylar checklist at [auroragov.org](http://auroragov.org), and please feel free to reach out if you have any questions or need further assistance.

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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Debbie Kliss, Olsson, 1525 Raleigh St Ste 210, Denver, CO 80204  
Ariana Muca, Case Manager  
Cesarina Dancy, ODA  
Filed: K:\SDA\1707-22tech2.rtf



## Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. No community comment was given upon the first review.

#### 2. Completeness and Clarity of the Application

2A. No further comments.

#### 3. Architecture

3A. No further comments.

#### 4. Landscaping Issues (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright red)

4A. No further comments.

#### 5. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 6. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

6A. No further comment.

#### 7. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

7A. No further comments.

#### 8. Utilities (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

8A. This hydrant (sheet 4, near clubhouse) cannot be private upon further review. Label as public, include the necessary easements, and provide pressure calculations as requested on the civil plans.

#### 9. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

9A. No further comments.

#### 10. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Site Plan

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10A. (Page 4) change label to: Fire Lane and Access Easement or the labels: Fire Lane easement and Access easement (being two separate easements) (Typ.).

#### 11. Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 3037397277 / Comments in magenta)

11A. Please finalize the easements. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

11B. PER ADAM CASSIDY THEY HAVE NOT FINALIZED THE EASEMENTS YET, WE HAVE NOT RECEIVED ANY.

#### 12. PROS (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / comments in purple)

12A. Repeat: Add note stating that pedestrian crossings will be added when future road plans are submitted.

12B. Repeat: Add pedestrian crossings in locations that already have civil plans submitted. For example, the section connecting this park with butterfly park.

#### 13. Public Art (Roberta Bloom/ 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

13A. No further comments.



**14.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)**

14A. No resubmittals are necessary.