



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

AuroraGov.org

June 27, 2024

Chris Fellows
Painted Prairie Owner, LLC
9155 E Nichols Avenue, Suite 360
Centennial, CO 80112

Re: Third Submission Review: 64th Avenue Improvements Himalaya to Picadilly – ISP Amendment
Case Number: 2020-6035-03

Dear Mr. Fellows:

Thank you for your third submission, which we received on June 19, 2024. We reviewed it and attached our comments along with this cover letter. This letter contains comments received from all city departments.

Since a few important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 5, 2024.

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.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Mark Naylor, Civitas
Filed: K:\\$MA\2024 MAs\2020-6035-03 64th Avenue ISP\Rev3



Third Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Remove / flatten all AutoCAD SHX text from the Comment section of the PDF.
- 1B. The clouding of changes from Amendment #2 appears to have been removed. Clouding should remain in black for all previous amendments, not just the deltas as is currently shown. Refer to the approved ISP for previous clouding if needed:
<https://coaapps.auroragov.org/publicdocuments/publicrecordsearch.aspx?legrefnum=2020-6035-00%>.
- 1C. The 5' concrete path is still called out on Sheet 9 despite the comment response letter saying that it was removed.
- 1D. As previously noted since the first review, the 5' concrete paths from both sites on either side of Jericho Street are already shown on Sheet 5 of the approved ISP. If those are now being removed, Sheet 5 needs to be revised as part of the amendment. They can't be shown on some sheets and not shown on others. Staff's preference is to keep them since there were already approved in the original ISP, but regardless, the sheets need to be consistent.

2. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments green)

- 2A. Add a note indicating which private entity will own / maintain the enhanced concrete in the ROW.