



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

*AuroraGov.org*

June 24, 2024

Joe Huey  
Lennar  
9193 Jamaica St, 4th Floor  
Englewood, CO 80112

**Re: Second Submission Review: Waterstone Filing 2 Site Plan Amendment and Plat Amendment**  
**Application Number: DA-1758-11**  
**Case Numbers: 2005-4041-02 and 2006-3020-01**

Dear Joe Huey:

Thank you for your second submission, which we started to process on Tuesday, June 4, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission following your Administrative Decision on Wednesday, July 10, 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.

The Administrative Decisions date is still set for Wednesday, July 10, 2024. **To keep this administrative date, please send an updated page 6 with the minimum 18' frontage note to your case manager by 6/27/2024.** Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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, Planner II  
City of Aurora Planning Department

cc: Evan Rumney - Redland 1500 W Canal Ct Littleton CO 80120  
Jacob Cox, ODA  
Filed: K:\\$DA\DA-1758-11rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **To keep this administrative date, please send an updated page 6 with the minimum 18' frontage note to your case manager by 6/27/2024 (Planning).**
- Two instances where the water meter and trees are in conflict. Please revise and prioritize retaining the tree canopy on the site (Landscape).
- A civil plan revision is required. The site plan amendment won't be approved until the revision is submitted (Public Works).
- Begin the easement dedication and license process. Be sure the plat and site plan match (Land Development Services).

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No formal comments were received during the first or second review.

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

- 2A. Please eliminate all AutoCAD SHX text from the pdf sets.
- 2B. Please add a Delta with the number 1 by all red clouds or site plan changes throughout the site plan set. Please let your case manager know if you need an example.
- 2C. Please include a note stating that each lot will have a minimum 18' frontage as part of the lot diagram on page 6. **This is listed as complete in response to the comment, but no note was added to the uploaded site plan set.**

#### 3. Plat Comments

- 3A. No further comments.

#### 4. Architecture Comments

- 4A. No further comments.

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

*Landscape Plan*

*Sheet 7 of 22*

- 5A. On the Water Use Table: provide the square footage of the area and percentage of the overall site.

*Landscape Plan*

*Sheet 9 of 22*

- 5B. In two locations on the plan, a tree is on top of the meter bank and should be shifted.

#### 6. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 7. Civil Engineering (Moustapha Agrignan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org))

- 7A. Advisory note: The site plan is not going to be approved until the civil plan revision (1808694) is accepted for review.

*Site Plan*



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7B. Minor comments to update text. See site plan for details.

**8.Traffic Engineering** (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

8A. No further comments/

**9.Utilities** (Steven Dekoskie / 303-739-7490/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

9A. No further comments.

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

10A. No further comments.

**11.Land Development Services** (Grace Gray \ +1 (303) 7397277 x37277 \ [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

11A. EASEMENT DEDICATIONS TO BE SUBMITTED TO  
DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO  
RELEASEEASEMENTS@AURORAGOV.ORG

**12.Land Development Services** (Rebecca Westerfield \ 303-739-7325 \ [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in magenta)

12A. See the red line comments on the plat and site plan.

12B. A Statement of Intent needs to be added stating which lots, blocks, and tracts are being amended and the purpose of the amendment.

12C. Ensure there is a 7" x 3" area in the upper right corner of the plat for the Clerk and Recorder's Information.

12D. Easement dedications must be applied for and recorded prior to recording the plat and prior to permitting. (See the new 6' U.E. on the southern part of the Lot 47, Block 4)

12E. Add the following plat notes:

12F. The area(s) labeled "FIRE LANE EASEMENT" ("Fire Lane Easement Area") hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner grants the right, privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, operate, maintain, remove, replace, upgrade and use: facilities, and all fixtures, devices and structures whatsoever necessary or useful in the operation of a fire lane over, across, on and through the areas depicted hereon as FIRE LANE EASEMENT; together with the right-of-way for ingress and egress of emergency and service vehicles over, across, on and through the areas depicted hereon as FIRE LANE EASEMENTS, which said lanes to be dedicated and designated as FIRE LANE EASEMENTS and emergency and service vehicle roads; FIRE LANE EASEMENTS shall be constructed and maintained by each Owner of the applicable portion of the Fire Lane Easement Area at no cost to the City in accordance with current City standards for FIRE LANE EASEMENTS and shall be posted by such Owner with signs stating "NO PARKING - FIRE LANE" in accordance with the City Code of Aurora, Colorado (collectively and individually hereinafter referred to as "Fire Lane Facilities"). Owner also grants the City the right of ingress and egress over, across, on and through said Fire Lane Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Fire Lane Facilities as determined by the City in its sole discretion and without liability or expense to the City. Owner has responsibility and legal liability for the Fire Lane Easement Area, construction of Fire Lane Facilities and continuous maintenance of the Fire Lane Easement Area, Fire Lane Facilities, and all other items located below grade level, at grade level and above grade level within the Fire Lane Easement Area; all at no cost to the City. The City, in City's sole discretion and without assuming responsibility or legal liability for the Fire Lane Easement Area, Fire Lane Facilities or their maintenance, may enter the Fire Lane Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing or improving the easement or Fire Lane Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City for any



expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materialmen's lien against the applicable portion of the Fire Lane Easement Area in the records of the county clerk and recorder's office where the Fire Lane Easement Area is located.

- 12G. The area(s) labeled as "UTILITY EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by public utility companies authorized in writing by the City for provision of services required or ordinarily performed within the UTILITY EASEMENT by third party public utility providers of electric, television, cable, telecommunication facilities, and other public utilities to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be useful to, or required by City, any and all pipes, casings, wires, conduit, culverts, valves, ventilators, manholes, equipment, or material and any other appurtenances necessary , and to make any cuts and fills in the earth needed only in, on, under, through, over and across the "UTILITY EASEMENT" for one or more public utility improvements including all things deemed by the City, in its sole discretion, to be necessary or convenient for the operation of such public utility. The authorized public utility shall maintain said improvements installed by the public utility within, across, under or upon the UTILITY EASEMENT. However, the City shall have the perpetual right, but not obligation, to cut, trim, control and remove trees, brush, and other obstructions which injure or interfere with the City's or authorized public utility's improvements, use, occupation or enjoyment of the UTILITY EASEMENT, or their rights in the UTILITY EASEMENT, without liability to the City for damages arising therefrom.
- 12H. Send in the updated Title Commitment and revise the Notes.

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

- 13A. No new comments.