



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

AuroraGov.org

March 26, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, Suite 360
Centennial, CO 80112

Re: 3rd Technical Submission Review: Windler Village North - Site Plan and Plat
Application Number: DA-1707-35
Case Numbers: 2024-4016-00, 2024-3035-00

Dear Chris Fellows:

Thank you for your third technical submission, which we started to process on March 10, 2025. We have reviewed your plans and attached our comments along with this cover letter. Since minor issues remain, please send a final plan set, with the minor corrections, for review prior to recordation. Mylar checklists have been attached for your use and reference.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or cbailey1@auroragov.org.

Sincerely,

Connor Bailey, AICP, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke/ Tom Odle, Westwood, 10333 E Dry Creek Rd, Ste 400, Centennial, CO 80112
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-35tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- All major comments have been addressed. Please provide digital .shp or .dwg file to Addressing.

PLANNING DEPARTMENT COMMENTS

1. Streets and Pedestrian Comments

- 1A. Advisory- Staff awaits a determination regarding if a street or a park will be provided west of the t-intersection between East 54th Place and N. Buchanan Street.
- 1B. All planning comments addressed.

2. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 2A. 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 files 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

3. Civil Engineering (Sergio Um / 303.739.7563 / sum@auroragov.org / Comments in green)

- 3A. Ready for approval, minor comments need to be addressed in civil plans.

4. Traffic Engineering (Steve Gomez / 303.739.7336 / segomez@auroragov.org / Comments in orange)

Site Plan & Landscape Plan

- 4A. All comments addressed.