

Planning Division  
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February 12, 2024

Tim Sanford  
Kings Point Investment, LLLP  
2707 Willamette Lane  
Greenwood Village, CO 80121

**Re: Fourth Submission Review – Vistas at Kings Point South – Master Plan**  
Application Number: **DA-1628-09**  
Case Numbers: **2023-7004-00**

Dear Mr. Sanford:

Thank you for your fourth submission, which we started to process on November 30<sup>th</sup>, 2023. 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of March 6<sup>th</sup>, 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.

Your estimated Administrative Decision date is set for March 6<sup>th</sup>, 2024. Please remember that all abutter notices 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 your administrative 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) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Mike Weiher, Terracina Design.  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1628-09rev4



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- As the only remaining comments are minor, please submit the mylar set PDF in the next submission. This will be the set we review the final mylar submission by and will be made available for public viewing in the city records. This set should include the master plan cover sheet (including title, vicinity map, signature block, and notes), Tab 7, Tab 8, Tab 9, Tab 10, Tab 11, Tab 12, and Tab 13 Public Improvement Plan. Please refer to the Master Plan Manual for the exact dimensions needed for each tab. [Planning]
- A couple of references to Pine Drive are missing in the PIP. [Civil Engineering]

### **PLANNING DEPARTMENT COMMENTS**

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

1A. There were no more community comments on this review cycle.

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

2A. As the only remaining comments are minor, please submit the mylar set PDF in the next submission. This will be the set we review the final mylar submission by and will be made available for public viewing in the city records. This set should include the master plan cover sheet (including title, vicinity map, signature block, and notes), Tab 7, Tab 8, Tab 9, Tab 10, Tab 11, Tab 12, and Tab 13 Public Improvement Plan. Please refer to the Master Plan Manual for the exact dimensions needed for each tab.

#### **3. Zoning and Land Use Comments**

3A. There were no more zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues**

4A. There were no more streets or pedestrian issues identified on this review.

#### **5. Parking Issues**

5A. There were no parking issues identified in this review.

#### **6. Architectural and Urban Design Issues**

6A. There were no more architectural or urban design issues on this review.

#### **7. Signage Issues**

7A. There were no signage issues on this review.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green) [PIP Page 9]

8A. Add a sentence: "Pine Drive is required from the collector to the southern boundary of the project."  
[PIP Page 10]

8B. Add a sentence: "Pine Drive is required from the collector to the southern boundary of the project."

#### **9. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

9A. There were no more comments from Traffic Engineering on this review.

#### **10. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

10A. There were no more comments from Aurora Water on this review.



**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

11A. There were no more comments from PROS on this review.