



Planning Division  
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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:** 64<sup>th</sup> 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 64<sup>th</sup> Avenue ISP\Rev3



## Third Submission Review

### 1. Planning (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Remove / flatten all AutoCAD SHX text from the Comment section of the PDF.  
**Civitas Response:** Pdf has been flattened and checked for SHX entities.
- 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%>.  
**Civitas Response:** Clouds have been turned back on as described above.
- 1C. The 5' concrete path is still called out on Sheet 9 despite the comment response letter saying that it was removed.  
**Civitas Response:** Note has been verified to have been 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.  
**Civitas Response:** Civil and landscape drawings now agree as to proposed walk locations.

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

- 2A. Add a note indicating which private entity will own / maintain the enhanced concrete in the ROW.  
**Civitas Response:** Note has been added on Sheet 7.