



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

AuroraGov.org

August 14, 2024

Randy Bauer
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Technical Submission Review: Prairie Point Golf Course – Site Plan and Plat
Application Number: DA-1609-25
Case Numbers: 2022-3093-00; 2022-6062-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to review on July 29, 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 some issues remain, you will need to make another technical submission. Please revise your previous work and send us a new submission. 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.

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.

Sincerely,

Erik Gates
Planner II

cc: Jeff Marck, Terracina Design
Anthony Files, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-25tech3



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the advisory comments on the first page of the plat. [Real Property]
- Numerous labeling comments throughout the site plan and plat. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No additional Community comments were received during this review.

2. Planning Comments

- 2A. There were no more comments from Planning on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Johnathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

- 3A. There were no more Civil Engineering comments on this review.

4. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 4A. There were no more Aurora Water comments on this review.

5.TAPS (Aurora Water) (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 5A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation.

6. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) [Site Plan Overall]

- 6A. Confirm with Fire/Life Safety that this gate needs to be covered by a License Agreement. See other repeated comments on pages 7 – 10, 12 & 18.

- 6B. Match the easement names to the plat.

[Plat Overall]

- 6C. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

- 6D. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

- 6E. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

- 6F. The Blanks shown need to be filled in with the correct and current information (Typical).

- 6G. The easements within the platted area will need to be dedicated on this plat or delete the easements from the plat. If they already exist, then add the recording information.