



Planning and Development Services

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

February 20, 2025

Craig Vickers
Civitas, Inc.
1200 Bannock Street
Denver, Colorado 80204

Re: First Submission Review – 56th Avenue Infrastructure Site Plan - Minor Amendment
Case Number: 2021-6037-02

Dear Craig Vickers,

Thank you for your initial submission, which we started to process on Monday, February 3, 2025. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before Thursday, March 6, 2025 (but you may still submit after this date). If there are concerns or conflicts with making the requested changes, a meeting with Planning Staff Aja Tibbs and Connor Bailey is recommended ahead of the next submission. In addition, if any further modifications are made to the submitted plans, additional reviews may be required by Staff.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item and email your resubmittal to me. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at cbailey1@auroragov.org or (303)739-7121. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

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



First Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning Issues (Connor Bailey, AICP / 303-739-7121 / cbailey1@auroragov.org / Comments in teal)

1A. Please add a delta triangle with a short description of the overall modifications to the left-hand corner of the cover sheet.

Response: Delta and description of modifications are included on cover sheet in bottom right corner and on all affected sheets along the border in the upper right.

1B. Please add back the first MA note from the previous approved Minor Amendment: Site Plan Amendment to revise the 56th Avenue Infrastructure Site Plan to change landscaping and open space design to meet PROS (Parks, Recreation, and Open Space) Requirements for North Park and detention pond master plan requirements. Please have in all caps. Reference approved Site Plan.

Response: Note has been added back to cover sheet.

2. Landscape (Ariana Muca, PLA, AICP / (303) 739-7259 / amuca@auroragov.org)

2A. No comments.

3. Parks, Recreation, and Open Space (Scott Hammons / shammons@auroragov.org)

3A. No comments.

4. City Forester (Becky Lamphear / (303) 739-7177 / rlamphea@auroragov.org)

4A. No comments.

5. Civil Engineering (Julie Bingham / jbingham@auroragov.org)

5A. No impacts to Right-of-Way or public improvements.

6. Land Development (Su Weever / swever@auroragov.org / comments in magenta)

Site Plan Sheet 14

6A. The orientation of the north arrow appears to be incorrect.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.

6B. Please identify work to be done in the clouded area. If the area identified is intended to be an easement dedication (example: Fire, Access), specify the type of easement required. Any easement dedication must be done by separate document.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.

6C. "COA DEDICATED REGIONAL PONCT TRACT BOUNDARY..." label: Please clarify. Our records indicate that the pond is still owned by a private owner and has not been dedicated to COA. Typical.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.

Site Plan Sheet 15

6D. Please label tract identifiers.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.

6E. Please identify work to be done in the clouded area.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.

6F. Please be aware that if any portion of the wall encroaches into any easement, a license agreement addendum is required.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.



Site Plan Sheet 16

6H. Please label the 10' UE.

Response: Comment is on a sheet that is already approved and does not contain any revisions. No changes have been made as this sheet is not a part of the submitted amendment.

7. Utilities (Samantha Bayliff / sbayliff@auroragov.org / comments in red)

7A. No comments.

8. Traffic Engineering (Jason Igo / jigo@auroragov.org / comments in orange)

8A. Add note to boulder at grade detail: Boulders that are in the roadway clear zone shall have a max height of 15" from finish grade to the top of the boulder.

Civitas: Addressed