



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

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October 27, 2022

David Carro
Clayton Properties Group II
4908 Tower Road
Denver CO 80249

Re: Tech Submission Review: Green Valley Ranch East Site Plan No. 5, Amendment No. 2
Minor Site Plan Amendment and Plat
Application Number: DA-1662-23
Case Number(s): 2019-4022-02; 2021-3047-00

Dear Mr. Carro:

Thank you for your technical submission, which we started to process on October 19, 2022. We have reviewed your plans and attached our comments along with this cover letter.

There are a few minor comments remaining. Please revise your previous work and send us a new submission on or before November 18, 2022. 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 feel free to call or email me. I may be reached at efuselier@auroragov.org or 303-739-7450.

Sincerely,

A handwritten signature in cursive script that reads "Liz C. Fuselier".

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Mike Weiher, Terracina Design, 10200 E. Girard Ave., STE A-314, Denver CO 80231
Scott Campbell, Neighborhood Liaison
Filed: k:\SDA\1622-23tech2



Technical Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Public Works (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

1A. Approved

2. Real Property (Roger Nelson / Ronelson@auroragov.org / 303-739-7294 / comments in magenta)

Plat

2A. Approved

Site Plan

2B. Approved

3. Landscape (Deborah Bickmire/ DBickmire@auroragov.org / 303-739-7261)

Landscape details:

- 3A. Landscape comments are for GVRE CSP #5, Amendments 1 and 2.
- 3B. Revise the clouds for Amendment 1 so they are consistent across all sheets.
- 3C. Cloud and label the area identified for “Phase 2” landscape improvements.
- 3D. Identify where the Buffer in Tract A is only 14.5’ and explain why it is less than 20’.
- 3E. Revise the curbside landscape for the area noted on Quemoy Court to add additional landscape.
- 3F. The Site Data on Sheet 21 should be consistent with the cover sheet.

Site Plan Amendment:

- 3G. Cover sheet: There is a double label. Please correct.
- 3H. Add Delta 1 and: Approved by the Planning and Zoning Commission 10/27/21.
- 3I. Make sure Amendment 1 areas are bubbled and labeled. Do not cover information with bubbles.
- 3J. Sheet 8: Identify all Amendment 1 changes.
- 3K. See remaining redline comments.