



Planning Division
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March 22, 2022

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

Re: Second 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 second submission, which we started to process on March 3, 2022. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 8, 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 email or email me. I may be reached at efuselier@auroragov.org or 303-739-7450.

Sincerely,

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
Laura Rickoff, ODA
Filed: k:\SDA\1622-23rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Use the signed and recorded cover sheet to show amendment clouds. Note font that is not recognized on Plat.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

2A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

3. Life/Safety (Will Polk / wpolk@auroragov.org / 303-739-7371 / comments in blue)

3A. Sheet 22 for additional comments for turn template comments.

3B. Can the first median be reduced to a smaller width to provide a wider travel path for approaching fire apparatus?

3C. Apply the Bronto turn template on Sheet 8 showing the fire apparatus completing the turn from the adjacent streets.

3D. See additional comments on the Landscape Plan.

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

Plat

4A. Please see redlined comments on Plat and adjust accordingly.

4B. Label Bearings&Distances of exterior subdivision boundary.

4C. Provide recording information on cover sheet.

4D. A License Agreement is needed for the proposed gate/fences and barricades shown here. Contact Grace Gray at ggray@auroragov.org to start the process.

4E. Contact Andy Niquette at releaseeasement@auroragov.org to start the easement release process.

4F. Submit updated title commitment.

Site Plan

4A. Extend vicinity map to include the area 1/2 mile and label street names around the site.

4B. See note regarding basis of bearing and revise text as noted on the redlines.

4C. Sheet 2: 1" pipe in concrete (provide dimension of concrete).

4D. 4E. Show all public street rights-of-way (ROW), alleys, and their widths and street names. If the ROW varies, you can either show the dimensions in various areas or "ROW varies". If the ROW or alley exists, show the recording information that created it. Do not dedicate public rights-of-way as tracts. **Do not show street names, if streets will be private (owned by someone other than the City).** If roads are private, they need to be shown as tracts and dedicated to the

City as 'Access, Utility, and Fire Lane easements' (typically).

4E. Sheet 2:13(6) Show a tie-out distance and bearing to the exterior boundary of the subdivision from at least two control corners (i.e., section corners, aliquot corners, existing plat boundary corner, existing lot corner, or a monument box in centerline of abutting street right-of-way, etc.).

4F. Add center line monuments and note in legend (Typical)

4G. See additional redlined comments on Site Plan and make changes accordingly.

5. Mile High Flood District (submittals@udfed.org)

5A. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.

6. Aurora Public Schools (APS) (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

6A. Site Plan No. 5 is within the active adult portion of Green Valley Ranch East. There is no school land dedication requirement for this portion of the development.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
3/16/2022

Green Valley Ranch East - Site Plan 15 (DA-1662-26)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	134	0.7	94
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	134		94

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	46	0.16	21	67	0.2	27	94
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		46		21	67		27	94

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	46	0.0175	0.7973
MIDDLE	21	0.025	0.5360
HIGH	27	0.032	0.8576
TOTAL	94		2.1909

Green Valley Ranch East (Non-Active Adult) Development Tracking - 3/16/2022

Filing	Total			Units	Total		Yield	Dedication Requirement	Status
	SFD	MFL	MFH		K-8	HS			
CSP 2 (Amnd NO 2)	235			235	118	47	165	3.8423	Approved
CSP 3	376			376	188	75	263	6.1476	Approved
Site Plan #10 (DA-1662-16)	92			92	46	18	64	1.5042	Approved
Plat #7 (DA-1662-10)	297			297	149	59	208	4.856	Approved
Site Plan NO 15 (DA-1662-26)	134			134	67	27	94	2.1909	1st Submittal
Total	1,134	0	0	1,134	568	226	794	18.5410	