

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



April 11, 2023

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

Re: Fifth Submission Review – Green Valley Ranch East Plan No. 15 – Site Plan and Plat
Application Number: **DA-1662-26**
Case Numbers: **2022-4014-00; 2022-3019-00**

Dear Mr. Carro:

Thank you for your fifth submission, which we started to process on March 23, 2023. 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.

A few issues remain on the plat and site plan. A technical submission will be needed *following* the administrative decision which is scheduled for May 3, 2023. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. ***Notice boards will be available for your pick-up at the Aurora Municipal Center on Friday, April 14, 2023, at the security desk kiosk.*** These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or efuselier@auroragov.org.

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 Services
Brit Vigil, ODA
Filed: K:\SDA\1662-26rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Title Work (Real Property)
- Narrative Letter (Planning)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 2A. Show lots and dedicated streets east of E-470 on the Vicinity Map. (Repeat comment)
2B. Please provide a narrative on letterhead and include a signature and date.

2. Landscaping Issues (Deborah Bickmire / 303-739-7189 / dbikmir@auroragov.org / Comments in bright teal)

- 3A. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7306 / JBingham@auroragov.org / Comments in green)

- 3A. Approved.

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 5A. Approved.

5. Real Property (Roger Nelson / 303-739-7294 / rnelson@auroragov.org / Comments in magenta)

- 5A. See redline comments on Subdivision Plat and Site Plan. Note: Title Commitment now must be dated within **30 days** of the plat acceptance date. (New Requirement)