

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



August 20, 2024

Don Provost
GVP Windler, LLC
5750 DTC Parkway STE 210
Greenwood Village, CO 80111

Re: Technical Submission Review – Windler Connector Roads 2 - Infrastructure Site Plan and Plat
Application Number: **DA-1707-33**
Case Numbers: **2024-6004-00 and 2024-3006-00**

Dear Mr. Provost:

Thank you for your technical submission. 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.

All review comments have been resolved for this application, except for minor comments from Land Development Services regarding text and the easement process. Please coordinate this review directly with Land Development Services. With Land Development Services' approval, you may move to mylar recordation.

When ready, please send in the final documents for the Site Plan and Plat. Plat mylars may be processed with final digital copies, but the site plan mylars will need to be printed per the county recording requirements. When printing final mylars, please utilize the attached Mylar Checklist and include it with your mylars. The mylars should be mailed into the Planning & Development Services Department at the address below:

ATTN: Ariana Muca
Planning & Development Services Department
15151 E Alameda Pkwy, Ste 2300
Aurora, CO 80012

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,



Ariana Muca, Planner II
City of Aurora Planning Department

cc: Craig Northam, Westwood Professional Services, 10333 E. Dry Creek STE 240, Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\\$DA\1707-33tech3



Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Site Plan Review

1A. No comments

2. Landscaping Issues (Tammy Cook / 303-739-7189 / tcook@auroragov.org / Comments in bright teal)

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. No further comments.

4. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / (Comments in amber)

4A. No further comments.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. No further comments.

6. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)

6A. No further comments.

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 8A. (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.)
- 8B. Advisory Comment) Send in the Certificate of Taxes Due 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.)
- 8C. 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

Plat

- 8D. See Notes 4, 7, 14. Some need to be deleted and an update is needed.
- 8E. Add the street direction (N. & E.) as indicated
- 8F. Change the items in the Legend as indicated

Site Plan

- 8G. Pg. 8 - A License Agreement may be needed for the Gates crossing the easement/ R.O.W. area. Confirm with Fire/Life Safety Dept.
- 8H. SP Sheet 21: match the plat easement name.

8. Real Property (Grace Gray / 720-587-7277 / ggray@auroragov.org)

- 9A. Easements have not been submitted.
- 9B. Easement dedications are to be submitted to dedicationproperty@auroragov.org
- 9C. Releases to be submitted to releaseeasements@auroragov.org



RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 · Aurora, CO 80012
 303.739.7217 · Email: Planning@AuroraGov.org · AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for MYLAR recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU-TOD).	
	Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following: · One complete site plan set in PDF (can be emailed to the case planner). · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality	
	For properties within Adams County: · One complete set of signed and notarized MYLARs in 18" x 24" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	
	For properties within Arapahoe or Douglas Counties: · One complete set of signed and notarized MYLARs in 24" x 36" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

When ready to submit the MYLARs, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online