

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



Worth Discovering • [auroragov.org](http://auroragov.org)

July 6, 2023

Donald Rosier  
Sherman Associates  
5850 Central Ave  
Westminster, CO 80031

**Re: Third Submission Review:** Everlea – Master Plan with Adjustments  
**Application Number:** DA-2337-00  
**Case Number:** 2022-7005-00

Dear Mr. Rosier:

Thank you for your third submission, which we received on June 9, 2023. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The Planning Commission public hearing is tentatively scheduled for July 28, 2023. Additional information will be sent to you next week regarding notice requirements. These must be completed in order to remain on schedule. Following the Planning Commission public hearing, a technical corrections submittal will be required to address all remaining redline comments.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Al Cunningham, PCS Group  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2337-00rev3.rtf



## *Third Submission Review*

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. Make minor changes to the text in Tab 1 and Tab 8 per redline comments.

1B. A surveyor stamp / seal is required on the avigation easement (“Each description shall be signed and sealed in accordance with C.R.S. 12-25-217(2)”). Please resubmit this with the next submittal so it can be recorded. Contact Jeffrey Moore ([jmoore@auroragov.org](mailto:jmoore@auroragov.org)) with any questions you may have about this.

### **2. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

2A. As previously requested, for each planning area, please identify the limits of the street improvements required. For example, for PA-2, the exhibit shows 64<sup>th</sup> Avenue is required between Picadilly Road to Tibet Road and Picadilly Road is required from 64<sup>th</sup> Avenue to 60<sup>th</sup> Avenue. This comment does not apply to local roads, only arterials or collectors.

2B. List the required improvements for each planning area. Please do not reference different sections.

2C. 60<sup>th</sup> Avenue is shown as a requirement for PA-5 on the exhibit.

2D. Identify Tibet Road and 60<sup>th</sup> Avenue as obligations as part of PA-7 per the exhibit.

2E. Is a street connection to 60<sup>th</sup> Avenue required for PA-1, PA-2, or PA-3? It is not listed in the narrative. If a connection is required / made, a portion of Picadilly Road would be a requirement for these planning areas.

2F. The exhibit makes it look like a portion of Tibet Road is a requirement of PA-11 and PA-10, but it is not listed in the narrative.

### **3. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

3A. Ensure the PIP is consistent with the MTIS. See redline comments.

3B. Fix the plotting issue on the last page of the PIP.

3C. Address the remaining redline comments in the MTIS.

### **4. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

4A. Address all redline comments in the Master Utility Study.

### **5. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

5A. Per previous comment, please extend the regional trail along the edge of PA-1 to connect to 64<sup>th</sup> Avenue.

5B. The park service radius shown in Tab 9 does not appear to have the center point at the centroid of the community park. Please adjust as necessary to accurately depict. Add this line type to the legend to provide more clarity.

5C. Call out the proposed width of the trail corridors. Regional trail corridors should be 70’ wide.

5D. Note that the PA-14 Site Plan should be submitted in conjunction with PA-15 and PA-16.