



Planning Division
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July 1, 2020

Jennifer Carpenter
LAI Design Group
88 Inverness Circle, Bldg. J, Ste. 101
Englewood, CO 80112

Re: Initial Submittal Review: Green Valley Ranch East Active Adult Clubhouse – Minor Amendment
Case Number: 2018-6053-01

Dear Ms. Carpenter:

Thank you for your submission, which we started to process June 18, 2020. We have reviewed your submittal and attached our comments along with this cover letter. The first section highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

There are several items that need to be addressed, therefore, another submittal is required. Please revise your previous work and send us a new submission on or before Friday, July 10, 2020.

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 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II
City of Aurora, Planning Department

cc: Jen Carpenter, LAI, jcarpenter@LAIdesigngroup.com
Justin Howe – Oakwood Homes, JHowe@OakwoodHomesCO.com
Filed: K:\\$DA\2018-6053-01rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise clouded areas to be more specific
- Is a building sprinkler system required (Water and Life/Safety)
- Address redline comments within submitted documents that may not be specifically mentioned in the written comments.

1. Planning Comments

1A. Revise the clouded areas to identify ONLY the specific items that have been revised. For example, only about 10 lines of the site data were changed, not the entire table.

1B. Add a "Delta 1" by all clouded areas.

1C. Revise the Amendment block to briefly, but explicitly identify the items included in this minor amendment.

1D. Why are all the transformers located at the front of the clubhouse building? Ensure they will be adequately screened. A low wall would be an appropriate screen. Deciduous shrubs that require being cut back each year are not acceptable.

1F. Most of the trim and architectural features have been removed from the building. This is not acceptable. Please see redlines for suggestions to incorporate some features.

2. Traffic Engineering Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in yellow

2A. Clearly identify if it is just the phasing of the identified areas or if the design of landscaping is changing.

3. Civil Engineering Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green

3A. By clouding everything, are you saying that everything in a view changed? Please just cloud the areas that actually changed. Additional review will be required.

3B. Label retaining walls with railing for all portions of wall over 30" (Sheet 8).

3C. If there were any changes to any of the drainage, a preliminary drainage letter is required.

4. Life/Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue

4A. Are you intending to sprinkler the designer cottages? If so, there are specific requirements that need to be addressed such as, location of FDCs; size, location, and the labeling of the fire service lines; data block revision etc..

5. Aurora Water Steve Dekoskie / / 303-739-7296 / Comments in red

5A. Is a building sprinkler system required? Private fire lines are 4" min. A dead end main can't support more than 1 - 4" private fire line.

6. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta

6A. No comments provide. Please contact Darren Akrie directly.