



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

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September 24, 2021

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

Re: Initial 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 initial submission, which we started to process on August 30, 2021. 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 September 9, 2021. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 call me. I may be reached at dbickmir@auroragov.org or 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
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:\\$DA\1622-23rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to nine (9) adjacent property owners and two (2) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. No responses were received from outside agencies. Please provide documentation that neighborhood associations were notified of this application with your next submission.

2. Completeness and Clarity of the Application

2A. Only cloud specific items that have changed.

2B. Review legal total acreage.

3. Landscape Plans (Debbie Bickmire / dbikemire@auroragov.org / 303-739-7261 / comments in teal)

4. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels and street line layers at a minimum. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is submitted.

5B. Label all slopes.

6. Traffic (Steve Gomez / segomez@auroragov.org / 303-739-7336 / comments in amber)

6A. Change spelling of street name (Sheet 5)

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

7A. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

7B. Please revise the site plan to showing gating systems.

7C. Please start the license agreement with Real property for the gating systems.

8. Aurora Water (Steve Dekoskie / sdekoski@auroragov.org / 303-739-7490 / comments in red)

8A. No comments

9. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)

Plat

9A. Match the graphic basis of bearing.

9B. Add the center line monument and note in the legend.

9C. Add line types.

9D. Review distance totals to match the total shown.

9E. Contact Andy Niquette at releaseeasement@auroragov.org to start the easement release process.



9F. Add Tract designation.

Site Plan

9B. Add standard site plan notes:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and

the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

11. Parks and Open Space (Michelle Teller / mteller@auroragov.org / 303-739-7437)

No comments

12. Xcel Energy (Donna George / donna.l.george@xcelenergy.com / 303-571-3306)

13. Adams County Department of Planning and Development (developmentsubmittals@adcogov.org)

13A. No comments.



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

14A. 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.

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

15A. 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.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 19, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Deborah Bickmire

**Re: Green Valley Ranch East Site Plan No. 5, Amendment No. 2
Case # DA-1662-23**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor site plan and plat for **Green Valley Ranch East Site Plan No. 5, Amendment No. 2**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com