



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

August 19, 2024

Chris Fellows
Windler Public Improvement Authority
9155 E. Nichols Ave, STE 360
Centennial, CO 80112

Re: Second Technical Submission Review: Windler 1881 Homestead Park – Site Plan
Application Number: DA-1701-21
Case Numbers: 2022-4043-00

Dear Mr. Fellows:

Thank you for your submission, which we started to process on August 5, 2024. 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.

Any remaining comments, such as the recordation of easements, must be addressed prior to the recordation of the Site Plan. However, most of the comments have been addressed, so the application may proceed to the next step. The next step is an updated Administrative Decision, to document and notice the changes to the Site Plan following the previous Administrative Decision. The estimated Administrative Decision date is set for September 4, 2024. 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. 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 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, AICP, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke Westwood 10333 E Dry Creek Road, Ste 240 Englewood CO 80112
Tom Odle Westwood 10333 E Dry Creek Road, Ste 240 Englewood CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1708-21tech3



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- An updated Administrative Decision will be required to document the changes. That process includes re-noticing the abutting property owners and posting a notice sign on site. Please coordinate with staff for pick-up and posting of the notice sign, and any questions regarding this process.
- Reach out to Grace Gray with any questions regarding easements, including fire lane easements, and recordation. Easements must be recorded prior to recordation of the Site Plan.

PLANNING DEPARTMENT COMMENTS

1. Site Plan Comments

1A. No further comment.

2. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

2A. No further comment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (Rich Tenrorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

3A. No further comment.

4. Aurora Water (Steve Dekoski/ 303-739-7490 / sdekoski@auroragov.org / Comments in red)

4A. No further comment.

5. Easements (Grace Gray/ 303-739-7277 / ggray@auroragov.org)

5A. Easements have not been submitted yet.