



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

AuroraGov.org

May 13, 2025

German Aldana
GSCA LLC
PO Box 5
Watkins, CO 80137

Re: Fourth Technical Submission Review: Altura Farms – Preliminary Plat, Final Plat, & Street Vacation
Application Number: DA-2200-00
Case Numbers: 2020-4002-00; 2020-3003-00; 2020-8001-00

Dear German Aldana

Thank you for your fourth technical submission, which we started to review on April 25, 2025. 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 after you have progressed with the civil plan review process.

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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7220 or bbravenec@auroragov.org.

Sincerely,

Ben Bravenec, Planner II
City of Aurora Planning Department

cc: Carrie Booth, CES Consultants
Justin Andrews, ODA
Filed: K:\\$DA\2200-00tech4



Fourth Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove all information from the amendment block, its purpose is for future amendments if needed.
- Repeat: With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. The minimum slope for public streets is 1%.
- There will be trees affected by development, west fence line trees will have to be removed due to drainage structure installation. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no new community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

Sheet 01

- 2A. Remove all information from the amendment block, its purpose is for future amendments if needed.
- 2B. Please reach out to public works to see what is needed for your civil review process. Planning would not recommend making another submission until the civil plans are further along in the review process.

3. Streets and Pedestrian Comments

Sheets 02

- 3A. No comments.

4. Parking Comments

Sheet 02

- 4A. No comments.

5. Signage & Lighting Comments

- 5A. No comments.

6. Urban Design and architecture comments.

- 6A. No comments.

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 7A. Approved

8. Landscaping (Kelly Bish / 303 739 7189 / kbish@auroragov.org)

Sheet 06

- 8A. Update the sheet numbering to be consecutive and to match the actual sheet numbers.
- 8B. Remove the last part of the statement.
- 8C. Remove general landscape notes.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Sheet 03

- 9A. Remove the type. Directional ramps are required and any other type of ramp requires a variance from the City Engineer. Detailed review of ramps will be completed with civil plans.

**Sheet 05**

- 9B. Repeat: With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. The minimum slope for public streets is 1%.

10. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org)

- 10A. There will be trees affected by development, west fence line trees will have to be removed due to drainage structure installation. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 10B. When the next site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.
- 10C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.
- 10D. Please add tree mitigation table provided below. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- 10E. The caliper inches that will be lost are 250", but only 51" would be required for planting back onto the site. The mitigation value is \$5700.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	20	\$968.63		6
2	Green Ash	7	\$125.06		2
3	Green Ash	14	\$478.35		4
4	Green Ash	42	\$2,519.49		8
5	Honeylocust	6	\$0.00	No mit mostly dead	0
6	Honeylocust	13	\$632.68		4
7	Russian Olive	16	\$0.00	No mitigation due to species	0
8	Cottonwood	17	\$237.21		3
9	Cottonwood	5	\$22.82		1
10	Cottonwood	8	\$54.49		2
11	Cottonwood	5	\$22.82		1
12	Cottonwood	8	\$54.49		2
13	Cottonwood	4	\$15.51		1
14	Cottonwood	6	\$31.75		1
15	Cottonwood	7	\$42.31		1
16	Cottonwood	4	\$15.51		1
17	Cottonwood	5	\$22.82		1
18	Cottonwood	4	\$15.51		1
19	Cottonwood	3	\$9.82		1
20	Cottonwood	5	\$22.82		1



21	Cottonwood	15	\$185.24		3
22	Cottonwood	5	\$22.82		1
23	Cottonwood	5	\$22.82		1
24	Cottonwood	2	\$5.76		0
25	Cottonwood	4	\$15.51		1
26	Cottonwood	12	\$119.46		2
27	Cottonwood	8	\$54.49		2
Total		250	\$5,718.13		51

- 10F. NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

11. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

11A. Approved.

Plat

11B. See the Advisory Comment on the first page of the plat.

11C. The Title Commitment must have active hyperlinks for the embedded documents.

11D. Send the updated Certificate of Taxes Due.