

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



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May 15, 2023

Aaron Foy
Blvdway Communities
600 Grant St Ste 404
Denver, CO 80203

Re: 1st Technical Submission Review – Kingston Place Duplexes Site Plan Amendment
Application Number: **DA-1387-04**
Case Number: **2004-4008-01**

Dear Mr. Foy:

Thank you for your first technical submission, which we started to process on April 26, 2023. We reviewed it and attached our comments along with this cover letter.

There are still comments that remain and another technical submission will be required. Please make the revisions or responses to the comments listed in this letter and upload new documents for technical review on or before June 2, 2023.

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 call me at 303-739-7121 or send me an email at dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Ben Murphy – Calibre Engineering Inc
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2247-00tech1



1st Technical Submission Review

Comment response not included in this submittal: – Please provide a response in your subsequent review.

Name: Jeannine McCluskey

Organization: 1210 S Kingston Ct

Address: Aurora CO 80012

Email: jeannineoc@yahoo.com

Comment: Would you please consider using draught-resistant plants to reduce or eliminate the amount of grass? Landscaping and water expenses are the second and third biggest drivers of our HOA dues, behind insurance.

PLANNING DEPARTMENT COMMENTS

- 1A. **Repeat comment not addressed:** Please utilize the original cover sheet that includes original mylar signatures and approvals (found here: <https://coaapps.auroragov.org/publicdocuments/publicrecordsearch.aspx?legrefnum=2004-4008-00>). Please add the same amendment revisions and clouded areas on the original sheet.
- 1B. A comment response letter was not included with this submission (the file uploaded was titled comment response, but it was a PDF of the Administrative Decision letter from staff). Future submissions must contain a comment response letter indicating how the comments have been resolved or addressed. Note there is a comment from a citizen on a previous review that needs to be resolved. Please note how the comment was resolved or if the citizen was contacted along with any correspondence.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 2A. Label the gate on sheet L-1.
- 2B. Vacate the public access and fire lane easements called out on sheet 33.
- 2C. Provide the pedestrian gate detail.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org & Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

- 3A. These walls are encroaching into the Drainage easement (Recpt. No. E3029347). They will need to be covered by a License Agreement
- 3B. Add this gate to the License Agreement.
- 3C. Fence here?