

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



February 17, 2023

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

**Re: Fourth Submission Review – Green Valley Ranch East Plan No. 15 – Site Plan and Plat**  
Application Number: **DA-1662-26**  
Case Numbers: **2022-4014-00; 2022-3019-00**

Dear Mr. Carro:

Thank you for your fourth submission, which we started to process on February 3, 2023. 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 March 10, 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 list them specifically in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\SDA\1662-26rev4



## Fourth Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Letter of Introduction (Third Request/Planning)
- Comments shall be forwarded (Traffic)
- Title Work (Real Property)
- Preliminary Drainage Report (Public Works)
- Wall Typicals (Public Works)
- Slope of Swales (Public Works)
- Plant Relocation (Landscaping)
- Curbside Planting (Landscaping)
- Verify Plant Counts (Landscaping)
- Sight Triangles (Landscaping)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. Please provide responses to comments and questions received within the response letter for your next submission.

#### 2.Zoning and Land Use Comments

- 2A. *Letter of Introduction was not submitted with this submittal. (Third Request) Please revise the LOI and provide it with the next submission. Revise the Letter of Introduction to discuss how the proposed site plan meets the Adjustment Criteria in Section 146-5.4.4.D.*
- 2C. Show lots and dedicated streets east of E-470 on Vicinity Map.

#### 3. Landscaping Issues (Deborah Bickmire/ 303-739-7189 / [dbikmir@auroragov.org](mailto:dbikmir@auroragov.org) / Comments in bright teal)

- 3A. Relocate plant material so trees are separated from utilities and hydrants by a minimum of 10’.
- 3B. Add buffer labels and dimensions. Move labels and use leaders where noted on the redlines.
- 3C. There should be one shrub per 40 sf in the curbside landscape in common areas. Please review plant counts.
- 3D. Add curbside landscape in the location noted on redlines.
- 3E. Show sight triangles based on the location of stop signs. Review the landscape within the sight triangles and ensure it doesn’t exceed 26” in height.
- 3F. The Porchlight motorcourt lots are wider and there is enough room to put 2 trees in the front yards adjacent to the street.
- 3G. Verify plant counts for lot diagram G are shown and itemized consistently.
- 3H. Review plant count for diagram K2 is consistent with itemized quantity.
- 3I. Please see the plans and address all redline comments and notations.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Julie Bingham / 303-739-7306 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

- 4A. The site plan will not be approved by Public Works until the preliminary drainage report is approved.
- 4B. Revise to (CO). There was a typo in my comment on the last submittal.
- 4C. Sheet 10: Call out the wall.
- 4D. Sheet 14: Label as just a drainage easement. *Ensure this is represented on the plat as well.* (typical all sheets)
- 4E. Sheet 15: Only label as a drainage easement. (typical all sheets)
- 4F. Correct where this is pointing. It looks like the swale moved to the east.
- 4G. Sheet 17: Max 3:1 slopes.



**5. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 5A. **Traffic comments will be forwarded to you upon receipt from our Traffic Engineer.** When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” as required.

**6. Real Property** (Roger Nelson / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 6A. Provide updated title work dated within 120 days of the plat acceptance date. Title work must be within 120 days of the plat approval date.
- 6B. Provide an updated closure report to match the written property description.
- 6C. Confirm the area against the revised closure report.
- 6D. Sheet 3: Label RP" Bearing