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January 13, 2023

Chris Fellows  
Painted Prairie Owner, LLC  
5600 Greenwood Plaza Boulevard, Suite 220  
Greenwood Village, CO 80111

**Re:      Technical Submission Review:**      Painted Prairie Phase Five – Site Plan with Adjustments and Plat  
**Application Number:**                      DA-1556-22  
**Case Numbers:**                              2022-4005-00; 2022-3005-00

Dear Mr. Fellows:

Thank you for your technical submission, which we received December 21, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since only minor comments remain, you may proceed with a mylar set making the corrections attached in this letter. Please feel free to contact me if you have any questions regarding the needed changes/final items or the mylar submittal process. Recordation will not proceed unless the remaining items are corrected/completed.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7227.

Sincerely,

Aja Tibbs  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302  
Cesarina Dancy, ODA  
Filed: K:\SDA\1556-22tech2.rtf



## Technical Submission Review

### **1. Planning** (Aja Tibbs / 303-739-7227 / [atibbs@auroragov.org](mailto:atibbs@auroragov.org) / Comments in teal)

1A. Please note that the rounded motor court typical was not included in the 7' rear adjustment request that was approved by the Planning Commission (purple lots below are included in the adjustment). The rounded motor court lots off 59<sup>th</sup> (highlighted in yellow) will be required to meet the 10' rear building setback until the midpoint on the curve. Please revise the lot detail as redlined in the final mylar set. If you anticipate this being an issue, please contact me so we can decide the best path forward.



1B. See clean-up redlines to the fencing plan. Finalize the master plan amendment to get the fencing typicals and fence locations approved.

### **2. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

2A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. Include parcels, street lines, and building footprints (if available) at a minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

3A. Review is incomplete. Comments forthcoming at a later date (if applicable).

### **4. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

4A. Please see the red line comments on the plat and site plan.

4B. The plat may be submitted for the recording process after Note #13 is deleted.

4C. Send in the updated Certificate of Taxes Due for the platted area. The Site Plan needs some corrections, and the easement releases need to be started.

4D. There are some drainage areas that are listed to be dedicated by separate documents and they are encroaching into the platted area in two spots. These portions can be dedicated by the plat.

4E. Continue to submit the easement documents to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start these processes.

4F. The existing Drainage easement needs to be vacated prior to any building permits in these areas. I indicated that the 30" retaining wall on the east side of Ireland Way needed to be added to the License Agreement for the encroachment into the Drainage easement. If it is not in the Drainage easement, then ignore this comment.

4G. Please see the red line comments on the plat and site plan.