



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

AuroraGov.org

April 14, 2025

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

Re: Third Submission Review: Green Valley Ranch East Site Plan No. 17- Site Plan with Adjustment and Plat
Application Number: DA-1662-28
Case Numbers: 2022-4034-00; 2022-3032-00

Dear David Carro:

Please find attached the third review landscape comments for the above referenced site plan. The attached comments are supplemental to the third review letter sent on April 2, 2025. My apologies for the delay. Please incorporate these comments with your response to the site plan review comments.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire,
Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, Agent
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-28rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Landscape Comments (Debbie Bickmire / dbickmir@auroragov.org / Comments in teal)

- 1A. Remove the duplicate sheets included in the landscape section. Combine the site plan and landscape sheets into a consolidated plan set when you resubmit.
- 1B. Buffer plant material shall be distributed to provide the necessary screening along its entire length ([Section 146-4.7.5.D](#)). Buffer landscaping should mitigate external effects such as noise or glare from lights, ensures compatibility between uses, and provide a natural transition between uses.
- 1C. Review buffer labels and dimensions. The buffer is measured from the back of walk.
- 1D. Some street segments have excess street trees, others are short, however, they typically balance. There are a few street segments that require additional trees. While the 50' setback of trees from stop signs is accepted, setbacks from other crossings does not reduce the overall tree requirement.
- 1E. Provide a street buffer for N. Shawnee Street at the E. 52nd Avenue entrance.
- 1F. Provide a detail for the proposed retaining wall. The maximum permitted height is 4 feet.
- 1G. Confirm the street trees proposed on E. 51st Place (over the drainage corridor) do not interfere with underlying utilities.
- 1H. Provide a detail for the pedestrian bridge in Tract D.
- 1I. Provide additional curbside plants around Tract D (see Sheet 26).
- 1J. The sidewalk/trail in Tract D should be a minimum 6' wide.
- 1K. Clarify the proposed surface materials in Tract D. Are all trails and seating/gathering areas crusher fines?
- 1J. Clarify the difference between grasses in the Plant Schedule that are preceded by #5.
- 1K. Lindens tend to scorch badly, especially when in proximity to hot pavement. Please consider replacing them in the Plant Schedule.
- 1L. Dogwoods are not considered a xeric plant. Please consider replacing.
- 1M. Revise fence setbacks to clarify as noted on Sheet 29.
- 1N. Add a note to the boulder detail that boulders within the clear zone will have a maximum height 15" above the ground.
- 1O. Ensure easements are labeled consistently with the plat.
- 1P. Revise references to right-of-way for the private streets.
- 1Q. See redlines for all comments and notations. Please provide a response to these comments with the next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 2A. Include a map showing tracts.
- 2B. Remove any drainage infrastructure from the credited open space.