



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

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August 23, 2024

Brian Alpert
Murphy Creek Development, INC
30 Cherry Hills Farm Dr.
Englewood, CO 80110

Re: Technical Submission Review – Flatrock Trail and Yale Avenue at Murphy Creek – Site Plan
Application Number: **DA-1250-58**
Case Numbers: **2022-6049-00**

Dear Mr. Alpert:

Thank you for your technical submission, which we started to process on August 7, 2024.

Since no more comments remain, you may submit your final signed Mylar set for recording. Please also fill out the attached Mylar checklist at the end of this letter and send it in along with the final signed Mylars.

If you have made any other changes to your documents other than those requested, you will need to make another submission. Be sure to specifically list any changes in a comment response letter. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Richard Lyon, Atwell LLC
Cesarina Dancy, ODA
Filed: K:\SDA\1200-1299\1250-58tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There were no more comments on this review. Please sign and submit your final Mylar set at 24" x 36".

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There were no more community comments on this review.

2. Planning Comments (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

2A. There were no more planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

3A. There were no more Civil Engineering comments on this review.

4. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

4A. There were no more Traffic Engineering comments on this review.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

5A. There were no more Aurora Water comments on this review.



City of Aurora Planning & Business Development

RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for MYLAR recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	• Impact fee for tree mitigation fund has been paid (if applicable)	
	• Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU-TOD).	
	Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following: • One complete site plan set in PDF (can be emailed to the case planner). • All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality	
	For properties within Adams County: • One complete set of signed and notarized MYLARs in 18" x 24" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	
	For properties within Arapahoe or Douglas Counties: • One complete set of signed and notarized MYLARs in 24" x 36" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

When ready to submit the MYLARs, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online