



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

[AuroraGov.org](http://AuroraGov.org)

October 30, 2024

Randy Bauer  
Clayton Properties Group II  
4908 Tower Road  
Denver, CO 80249

**Re: Technical Submission Review:** Prairie Point Golf Course – Site Plan and Plat  
**Application Number:** DA-1609-25  
**Case Numbers:** 2022-3093-00; 2022-6062-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to review on October 11, 2024. 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 only a few minor comments remain, you will not need to make another full submission. Please revise your previous work and send us a pdf copy to verify that these comments were addressed. Note that all our comments are numbered. If you have made any other changes to your documents other than those requested, you will need to make another submission and include a cover letter specifically listing the new changes.

Once we have verified that all comments have been addressed, you may send us your final signed mylar sets. Please see the attached site plan and plat mylar checklists, fill them out, and send them to us along with your final signed mylars.

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](mailto:egates@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates  
Planner II

cc: Jeff Marck, Terracina Design  
Anthony Files, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-25tech4



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Few comments remain. Please send your case manager a final PDF copy of the site plan and plat for a final check prior to submitting final mylars. [Planning]
- Storm drain development fees are due prior to the recordation of the plat. [TAPS]
- Several labeling comments are found throughout the site plan and plat. [Real Property]

### PLANNING DEPARTMENT COMMENTS

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

1A. No additional Community comments were received during this review.

#### 2. Planning Comments

2A. There were no more comments from Planning on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. TAPS (Aurora Water) (Diana Porter / 303.739.7395 / [dporter@auroragov.org](mailto:dporter@auroragov.org))

3A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation.

#### 4. Land Development Review (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

[Site Plan Page 7]

4A. Have the Golf Plat Boundary distance match the distance (200.82') shown in the Plat.

[Site Plan Page 16]

4B. Show and label the Water easement near Antelope Creek to match the Plat

[Site Plan Page 17]

4C. Add the plat boundary distance (50.38') to match the Plat

[Site Plan Page 18]

4D. Delete "Swale" to match the Plat easement name.

[Site Plan Pages 20 & 21]

4E. Fill in the recordation number blanks.

[Plat Page 1]

4F. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

4G. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

4H. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

4I. Add: "Streets and" where indicated. To match the Subdivision Plat Checklist language.

4J. Update Note #6 information.

[Plat Page 5]

4K. Correct the Fire Lane easement name as shown and move the Text (LOT 2, BLOCK 1) to the correct location.

[Plat Page 6]



- 4L. The Blanks shown need to be filled in with the correct and current information (Typical).
- 4M. Copy: Tract A, Antelope Creek Subdivision Filing No. 1 to the other details on the page.



# RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012  
 303.739.7217 • Email: [Planning@AuroraGov.org](mailto:Planning@AuroraGov.org) • [AuroraGov.org/Planning](http://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 Final Plan Set 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 Final Plan Set have been approved by the affected departments prior to submittal of the Final Plan Set 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 for properties within Adams County: · One complete signed and notarized site plan PDF in 18" x 24" format at 50MB or under (can be emailed to the case planner). · If the site plan PDF is over 50MB, please submit MYLARS following the below instructions.	
	Please submit the following for properties within Arapahoe or Douglas Counties: · One complete signed and notarized site plan PDF in 24" x 36" format at 30MB or under (can be emailed to the case planner). · If the site plan PDF is over 30MB, please submit MYLARS following the below instructions.	
	<b>Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.</b>	
	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	

	<ul style="list-style-type: none"> <li>· All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality</li> <li>· One complete site plan set in PDF (can be emailed to the case planner).</li> </ul>	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> <li>· One complete set of signed and notarized MYLARS in 24" x 36" format</li> <li>· One additional signed and notarized MYLAR cover sheet in 24" x 36" format</li> <li>· All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality</li> <li>· One complete site plan set in PDF (can be emailed to the case planner).</li> </ul>	

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