

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



February 3, 2025

Don Provost
GVP Windler LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111

Re: **Third Technical Review – Windler at 48th Avenue East – Infrastructure Site Plan**
Application Number: DA-1707-11
Case Number(s): 2022-6014-00

Dear Don Provost:

Thank you for your technical submission. 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.

There are several items that need to be addressed in another technical review. Please revise your plans and resubmit on or before February 18, 2025.

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 specifically list them in your letter.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Margie Krell, AECOM
Cesarina Dancy, ODA
Filed: k:\\$DA\1707-11tech3.rtf



Third Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Label all recorded intersecting streets per the Aurora Highlands plans.
- 1B. Reduce or relocate station labels to eliminate overwrites.
- 1C. Update the existing zoning south of E. 48th Avenue between E-470 and Denali Boulevard.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal and red)

- 2A. Remove or revise trees that appear to conflict with underground utilities. See redlines for locations.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 3A. Revise signs and striping per redline comments. Label arrows.
- 3B. Taper ratios should be 13.5:1.

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

- 4A. The storm has changed since the last review. Make sure light poles are not on top of the stormline.
- 4B. Review the utilities on Sheet 8. Include labels and ensure the blow-off is within the landscape and not on the sidewalk.
- 4C. Add the call-out for the gate valve where indicated on Sheet 9.