



Planning Division
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March 4, 2024

David Carro
Oakwood Homes
4908 Tower Road
Denver, CO 80249

Re: Third Submission Review: Green Valley Ranch East Site Plan No 6 Amndt 1 - Site Plan Amendment and Replat
Application Number: DA-1662-33
Case Numbers: 2023-3055-00; 2021-4012-01

Dear Mr. Carro:

Thank you for your 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.

Your Administrative Decision date is tentatively set for March 13, 2024. A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. Note that 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 specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-33rev3.rtf



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning

- 1A. Please correct Access Easement width typo on Sheet 6.
- 1B. Have the easements to be released by separate document been submitted yet?

2. Landscape

- 2A. Address minor redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 3A. Add and label the easements to be dedicated by separate document noted on Sheet 9.
- 3B. Easement names should match the plat.

Plat

- 3C. Show boundary information for easement(s) as noted on the redlines.
- 3D. Fill in all the missing reception numbers where space has been allotted.
- 3E. Provide an 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. Update note number 5 accordingly.
- 3F. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full, up to and through the plat approval date of recording. The Certificate of Taxes should be submitted at the time of your final submission of the electronic Plat for recording.
- 3G. 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.**

4. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 4A. The comment response is acknowledged. No resubmittals are necessary.