

Planning Division
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Aurora, Colorado 80012
303.739.7250



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December 8, 2021

Thomas Gissen
Meritage Homes
8400 Crescent Pkwy, Suite 200
Greenwood Village, CO 80111

Re: Fourth Technical Submission Review – Murphy Creek PA 16 & 20 – Site Plan & Plat
Application Number: **DA-1250-48**
Case Numbers: **2020-3045-00**

Dear Mr. Gissen:

Thank you for your fourth technical submission, which we started to process on Friday, November 5, 2021. 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.

Please revise your previous work and send us a new submission on or before Monday, December 20, 2021.

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 also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Karen Henry, Henry Design Group
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1250-48tech4



Fourth Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please make corrections on the Site Plan and Plat per Real Property Comments.
- Please combine Site Plan and Elevations into one plan set and PDF.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received during this review period.

2. Completeness and Clarity of the Application

2A. *Repeat comment:* In order to record the document, the elevations need to be included as part of the Site Plan set and made into one PDF file.

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

3A. No additional comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

4A. No additional comments. Civil plans have been approved.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 5A. Add the word “subdivision” where noted.
- 5B. Add the area to the tracts.
- 5C. Add recording numbers.
- 5D. Add block designation.

Plat

Cover Sheet

- 5E. Change this street spelling - match other streets.
- 5F. Move tract A and F graphic page (Legend).

Sheet 2

- 5G. Add this bearing and distance between the pins.
- 5H. Add the Block symbol and notation.
- 5I. Change this name to match the other street name.
- 5J. Move the info from Note 10 here.
- 5K. Add this monument at the P.O.B.

Sheet 3

- 5L. Add name.
- 5M. Add the Block symbol and notation.
- 5N. Move the info from Note 10 here.
- 5O. Switch these Lot numbers to make these Lots consecutive.
- 5P. Add name.
- 5Q. Add this bearing and distance between the pins.
- 5R. Change this name to match the other street name.



Sheet 4

- 5S. Add name.
- 5T. Switch these Lot numbers to make these Lots consecutive.
- 5U. Add the total curve length on R.O.W.
- 5V. Add the Block symbol and notation.
- 5W. Move the info from Note 10 here.
- 5X. The totals for this line should match.