



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

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December 8, 2021

Comment Responses:

Green: Henry Design Group

Blue: Proof Civil

Red: Aztec

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:\SDA\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.

Response: Acknowledged.

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.

Response: The plan set has been combined to include the architecture.

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

3A. No additional comments.

Response: Acknowledged.

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.

Response: Acknowledged.

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

Site Plan

5A. Add the word “subdivision” where noted.

Response: text has been added where noted.

5B. Add the area to the tracts.

Response: Areas have been added.

5C. Add recording numbers.

Response: Recordation numbers have been added.

5D. Add block designation.

Response: The block numbers have been added.

Plat

Cover Sheet

5E. RECORDER'S CERTIFICATE (no longer required) As of January 2, 2021, the Arapahoe County Clerk and Recorder will no longer be hand writing the recording information on this recording block. The recording information is contained in the recording sticker on the cover sheet. Provide a 1”x3” rectangle area in the upper right corner of the cover sheet for sticker. Per county attorney, this certificate can be removed.

Response: The certificate has been removed and the rectangle has been provided.

5F. Spelling in surveyor’s certificate.

Response: Guarantee is spelled correctly.

5G. Move the note 10 to the Legend – see sheet 2 for example.

Response: The note has been moved.

Sheet 3

5H. Add name “E. Utah Pl (60' wide Public ROW)”.

Response: Has been shown.



5I. Show the line of delineation between these two types of easements.

Response: Updated.

5J. 43.99°?

Response: Corrected.

5K. (140' wide Public ROW)

Response: Added.

5L. Add the centerline monument here.

Response: Added.

Sheet 4

5M. (140' wide Public ROW).

Response: Updated.

5N. Missing curve data.

Response: Added.

5O. (D.E.)? - lower left.

Response: Updated.