

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



February 24, 2023

Brian Alpert
Murphy Creek LLC
9335 E Harvard Ave
Denver, CO 80231

Re: Initial Submission Review – Murphy Creek South Gun Club Road Vacation Street Vacation
Application Number: **DA-1250-61**
Case Numbers: **2023 8002 00**

Dear Mr. Alpert:

Thank you for your initial submission, which we started to process on Monday, January 30, 2023. 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, March 24, 2023. Please email your case manager following the upload. 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.

Your estimated Administrative Decision date is tentatively set for Wednesday, April 19, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Manuel Nuno Core Consultants, Inc 3473 S Broadway Englewood, CO 80113
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\DA 1250 61rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Need to dedicate 16 feet wide utility easement for the re-use water line in this ROW (Fire and Life Safety).
- Real Property has indicated that there could be potential utilities located in the current street alignment. This will need to be further investigated as it will dictate whether the application will remain administrative or move to a City Council Hearing.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were received during the first review.

2. Completeness and Clarity of the Application

- 2A. Real Property has indicated that there could be potential utilities located in the current street alignment. The letter of introduction and legal description will need to reflect and confirm whether or not there are utilities. If utilities are confirmed, the application will go to City Council for approval. A street vacation will only go to City Council when the entire street vacation process is complete, and a signature set is submitted. The application will continue to be reviewed administratively unless indicated otherwise.
- 2B. Please add a vicinity map pdf. It can be an outlined aerial.
- 2C. The street vacation is tied to the Murphy Creek GDP amendment – a current application. The GDP amendment will need to be completed concurrently with the street vacation. The street vacation cannot be recorded ahead of the GDP amendment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. No further comments.

4.Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

5.Utilities (Cliff Stephens / cstephen@auroragov.org / Comments in red)

- 5A. Need easement for re-use line.

1 of 8

- 5B. Need to dedicate 16 feet wide utility easement for re-use water line in this ROW.

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

- 6A. Sent changes to Surveyor on 2-3-23 for the minor changes needed for the Street Vacation. There may be a water facility in the existing R.O.W., so it may need to go through the City Council review process, not administratively.

2 of 8

- 6B. Add the net area of the parcel.

3 of 8

- 6C. This does not match the illustration bearing and closure sheet.

- 6D. Add the net area of the parcel.

5 of 8

- 6E. Change the direction of the chord bearing.




7.Arapahoe County (Sarah White / 720-874-6500)

7A. No Comments.

8.CDOT

8A. No contact information was uploaded within this comment. Comment below:

STATE OF COLORADO			
Traffic & Safety Region 1 2829 W. Howard Place Denver, Colorado 80204		 COLORADO Department of Transportation	
Project Name: ROW Vacation for Old South Gun Club Road			
Print Date:	<input type="text" value="2/17/2023"/>	Highway:	<input type="text" value="030"/>
		Mile Marker:	<input type="text" value="16.543"/>
Right of Way Comments: 2/3/2023 - SDH - No issues from the Survey end of this ROW Vacation - I have uploaded the associated deeds referenced in the vacation legal description and compared to make sure the one section that lies on the ROW line of SH-30 matches the original ROW dedication (Reception #B0072747 Page 4 call 26 and Page 11 exhibit).			