



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 24, 2024

Chris Fellows
Painted Prairie Owner, LLC
9155 E Nichols Avenue, Suite 360
Centennial, CO 80112

Re: Initial Submission Review: 64th Avenue Improvements Himalaya to Picadilly – ISP Amendment
Case Number: 2020-6035-03

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on May 7, 2024. We reviewed it and attached our comments along with this cover letter. This letter contains comments received from all city departments.

Since a few important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 7, 2024.

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.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Mark Naylor, Civitas
Filed: K:\\$MA\2024 MAs\2020-6035-03 64th Avenue ISP\Rev1



Initial Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Add a markup to the sheet index to note that there are now 16 sheets in the Site Plan for clarification.
- 1B. With the next submittal, please only upload sheets that are being amended as part of this third amendment in lieu of uploading all sheets in the Site Plan.
- 1C. Show the concrete path on Sheet 9 that is shown on Sheet 5 as well as the Springhill Suites Site Plan.

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

- 2A. There is a utility called "UT" on the Site Plan sheets in this area. Assuming it is underground telephone, will that be deep enough to allow for street trees? Is it possible for this to be relocated? See blue line on all Landscape Plan sheets.

3. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 3A. Please note that the trees in the sight triangle could make for visibility issues in the future.