



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

AuroraGov.org

May 2, 2024

David Carro
Oakwood Homes
4908 Tower Road
Denver, CO 80249

Re: First Technical Review: Green Valley Ranch East 52nd Avenue - Site Plan
Application Number: DA-1662-29
Case Number: 2022-6024-00

Dear Mr. Carro:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. There are minor comments, however, there are easement dedications that need to be completed and the License Agreement has yet to be submitted.

Please revise your plans and upload them for another technical review. This is necessary to confirm the status of the easement dedications and license agreement prior to recordation. 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:\SDA\1662-29tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Green Valley Aurora LLC was removed as an owner. Please clarify why. County records indicate the ownership hasn't changed and the ROW easement dedication does not change ownership. Has Clayton Properties Group II been granted authority to sign for them? Please provide documentation.
- 1B. Why is the right-of-way being dedicated as an easement?
- 1C. Sheet 11 was added with lighting details. Add to the Sheet Index.
- 1D. Increase the size of the Amendment Block.

2. Landscape

- 2A. Label the N. Tibet Rd. (E 48th Ave to E 52nd Ave) Site Plan and add the case number.
- 2B. Revise the note regarding mulch in landscape beds and specifically reference the curbside landscape area too.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. Barriers located in the right-of-way must be covered by a License Agreement. Please submit documents at licenseagreement@auroragov.org.