



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

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August 10, 2020

Jennifer Carpenter
LAI Design Group
88 Inverness Circle, Bldg. J, Ste. 101
Englewood, CO 80112

Re: Second Submittal Review: Green Valley Ranch East Active Adult Clubhouse – Minor Amendment
Case Number: 2018-6053-01

Dear Ms. Carpenter:

Thank you for your submission, which we started to process July 27, 2020. We have reviewed your submittal and attached our comments along with this cover letter. The first section highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

There are several items that need to be addressed, therefore, another submittal is required. Please revise your previous work and send us a new submission on or before Friday, August 21, 2020.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora, Planning Department

cc: Jen Carpenter, LAI, jcarpenter@LAIdesigngroup.com
Justin Howe – Oakwood Homes, JHowe@OakwoodHomesCO.com
Filed: K:\\$MA\2020\2018-6053-01rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Mail kiosk locations and USPS compliance (Life/Safety)
- Contact Grace Gray if License Agreement is needed (Real Property)
- See redlines for all comments

1. Planning Comments

1A. Revise plans per minor comments on the redlines.

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

2A. Wall elevations called out on plans do not match the civil plans.

2B. The proposed amendment will not be approved until the preliminary drainage is approved.

2C. Flatten the AutoCAD SHX text.

3. Life/Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue

3A. Please revise the data block to show the design cottages as sprinklered.

3B. Advisory comment: Residential mail kiosk placement requires approval by the U.S.P.S. Growth Manager approval. The site's mail kiosk delivery plan be should be reviewed and approved by Growth Manager prior to construction. It is important that the Postal Service is involved in your residential project since the mail delivery for filing #5 will be located in filing #4, at the clubhouse. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations.

3C. Identify the location of the mail kiosks. Provide a detail that conveys information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing. _

4. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta

4A. If any new or proposed physical objects encroach into any easements, please contact Grace Gray at ggray@auroragov.org to have them addressed in a License Agreement.