



Planning Division  
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May 5, 2020

Brandon Wyszynski  
Oakwood Homes  
4908 Tower Road  
Denver, CO 80249

**Re: Initial Submission Review:** Green Valley Ranch East – Minor Site Plan Amendment No. 1  
**Case Number:** 2017-4011-02

Dear Mr. Wyszynski:

Thank you for your submission, which we started to process on April 16, 2020. We reviewed it 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, May 29, 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

cc: Michael Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231  
Meg Allen, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\SDA\1662-11rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Approval is subject to the approval of the Drainage Letter (Public Works)
- Include the guardhouse parking in this amendment (Planning)
- Provide details for the guardhouse parking (Life/Safety)
- Revise water labels (Water)
- Provide a .dwg file (Addressing)
- Update the license agreement (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

Referrals were sent to 21 adjacent property owners, two community associations and seven outside agencies. No comments were received.

#### **2. Completeness and Clarity of the Application**

- 2A. Revise the amendment block to consolidate the list of changes.
- 2B. Please show deltas for amendment 1 in black. Clouds can be grayed back.
- 2C. Revise the lot data on Sheet 4 as shown on the redlines. Please clarify why some duplex lines were left in the chart and crossed out. They are not representative of the lots that were revised.
- 2D. The guardhouse parking space was not incorporated with the last minor amendment. Please revise the clouds and deltas to include it in amendment 2.
- 2E. Revise Sheet 29 to add edger as shown on the redlines and fix the duplicated trees.
- 2F. Advisory comment: The UDO Section 146-4.7.5.C states street trees shall be deciduous, thornless, fruitless canopy trees. Please note all the street trees included in this site plan may not be approved in future filings.

#### **3. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**

4A. The site plan amendment will not be approved until the Drainage Letter is approved

#### **5. Aurora Water (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

- 5A. Water mains are public and water services behind the meter pit to the house are private. Revise the note on applicable sheets.
- 5B. Add to the notes that any tap connections not utilized are required to be disconnected and capped at the main.
- 5C. Advisory comment: It appears sewer and water mains are already under construction in the amendment areas. The civil plan amendments will have to show the removal and capping of any unused services.



**6. Life/Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

6A. Provide the following to the guardhouse detail on Sheet 13:

- Label the accessible parking space as either regular or van.
- Add the accessible parking Sign.
- Label the accessible route.
- Add a photometric plan showing the minimum required lighting along the entire accessible route.

**7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / comments in magenta)

7A. Work with Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to determine what exhibits are needed to amend the license agreement.