



Planning Division  
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March 3, 2017

Melissa Stirdivant  
 C/O Housing Authority of the City of Aurora  
 2280 S. Xanadu Way  
 Aurora, CO 80014

**Re: First Technical Corrections Review - Village at Westerly Creek Phase 3 - Site Plan**  
 Application Number: **DA-1639-01**  
 Case Number: **2009-4001-02**

Dear Ms. Stirdivant:

Thank you for your technical submission, which we started to process February 22, 2017. We reviewed it and attached our comments along with this cover letter.

The applicant has informed the case manager that four parking spaces have been moved and one of the building elevations has changed while this technical submission has been under review. You will need to make a technical submission showing these changes and also responding to the comments in this review letter. Please revise your previous work and send us a new submission on or before March 17, 2017.

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 or send along an email. I may be reached at 303-739-7249 or [sullman@auroragov.org](mailto:sullman@auroragov.org).

Sincerely,

Sara Ullman  
 Planner I  
 City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
 Gabriel Cullen, Studio Completiva, 3275 W 14th Ave Suite 201, Denver, CO 80204  
 Marsha Osborn, Neighborhood Liaison  
 Jacob Cox, ODA  
 Filed: K:\\$DA\1639-01tech1.rtf



## *First Technical Corrections Review*

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

- Please work with Maurice Brooks to release the necessary easements. Please note that this process can take up to eight weeks to complete and Mylars cannot be recorded until this is done.
- Please illustrate the accessible route on the photometric plan.
- Please revise building elevations as per the redline comments from Life Safety.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. As per your third review comments, please illustrate the accessible routes from each building to the public Right of Way on your photometric plan. Accessible routes must be illuminated by a minimum of 1 foot-candle of light.

#### **2. Landscape Design Issues**

Comments by Kelly K. Bish PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

2A. All previous landscape review comments have been addressed. No further submittals necessary.

#### **3. Other Site Planning and Technical Issues**

3A. The applicant has informed the case manager that changes regarding parking and one of the building elevations will be made in the next submission. Please explain these revisions in your response to this technical review.

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

#### **4. Civil Engineering**

Redlined comments in green by Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org), or 303-739-7306.

4A. No further comments at this point.

#### **5. Life Safety**

Neil Wiegert; 303-739-7613; [nwieger@auroragov.org](mailto:nwieger@auroragov.org)

5A. See "BLUE"-clouded comments on Site Plan, Building Elevations.

SHEET 22

5B. Move building letter to the West Elevation facing the fire lane easement.

SHEET 24

5C. Move the building letter to the North Elevation facing the fire lane easement.

SHEET 26

5D. Add the building letter to the South Elevation facing the fire lane easement

SHEET 28

5E. Per Site Plan, Fire Riser Room is on the other end of the building.

SHEET 30

5F. Label building "G".

SHEET 31

5G. Move the building letter to the West Elevation facing fire lane easement. See redline comment.

SHEET 32

5H. Per the Site Plan, Sheet 3, this is the correct address for this building (822 South Ironton). Please revise so that the building shows the correct address.

#### **6. Real Property**

Comments in magenta by Darren Akrie, [dakrie@auroragov.org](mailto:dakrie@auroragov.org) or 303-739-7331 and Maurice Brooks, [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org), (303) 739 7294

6A. Please start the easement releases and dedications for this site. The blanket easement needs to be released and a copy of the recorded release sent to real property services.