



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

Worth Discovering • auroragov.org

July 5, 2019

Jon Van Der Voorde
Nash Inspiration LLC
6312 S Fiddlers Green Circle, Suite 435N
Greenwood Village, CO 80111

Re: Initial Submission Review - Rockinghorse CSP No 12 Amendment – CSP Amdt w/ Waiver
Application Number: **DA-1370-36**
Case Number: **2018-4007-01**

Dear Mr. Van Der Voorde:

Thank you for your initial submission, which we started to process on Monday, June 10, 2019. We reviewed it and attached our comments along with this cover letter.

This case is ready for a Planning Commission public hearing to consider the waiver. The hearing is set for July 24, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or at hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Ryan McBreen, Norris Design, 1101 Bannock St, Denver CO 80204
Filed: k:\\$DA\1370-36rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The waiver request is scheduled for the July 24, 2019 Planning Commission meeting.
- ✓ One community member commented, it is suggested that you reach out to him prior to the Planning Commission meeting.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Name: Scott Bastain

Organization: 7963 Warbonnet Trail Parker, CO 80138

Email: kd6qzx@sbcglobal.net

Comment: I do not support the proposed changes in setbacks. Already there is not enough buffer between the existing Douglas County Properties and this planned community with greater density.

2. Completeness and Clarity of the Application

- A. Please ensure that you redline and update the rear setbacks on the previous waiver requests on the cover sheet.
- B. Please note the amendment in the amendment block on the cover sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org 303-739-7306

- 1. No comments.

4. Aurora Water/Utilities

Casey Ballard, cballard@auroragov.org 303-739-7382

- 1. No comments.

5. Real Property

Maurice Brooks, mbrooks@auroragov.org 303-739-7294

- 1. A Site Plan note has been updated. Please update the language on the Site Plan where redlined.

6. Xcel Energy

Donna George, donna.l.george@xcelenergy.com 303-739-7306

- 1. Please see attached letter.

7. Douglas County

Joe Fowler, jfowler@douglas.co.us 303-814-4367

- 1. Please see attached letter. Douglas County Planning Services has no objection to the request.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

June 27, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Heather Lamboy

Re: Rockinghorse CSP No. 12 Amendment, Case # DA-1370-36

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Rockinghorse CSP No. 12 Amendment** and has **no apparent conflict**, provided that the amendment does not affect the usage of any utility easements by the applicable utility providers.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Project Name: Rockinghorse CSP No. 12 Amendment Contextual Site Plan Amendment with Waiver

Project Number: 2018-4007-01 (DC RE2019-114)

Jurisdiction: City of Aurora

Date Received: 06/19/2019

Due Date: 06/28/2019

Heather Lamboy
Planning Division
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80112

June 26, 2019

Dear Heather:

Douglas County Addressing, Public Works Engineering, and Planning Services have reviewed the materials provided as part of the above-identified project and offer the following comments:

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

Thank you for confirming that the proposed reduction to rear setbacks does not affect lots subject to the City of Aurora and Douglas County Intergovernmental Agreement. Douglas County Planning Services has no objection to the request.

Regards,

Joe Fowler
AICP, Chief Planner