

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



April 29, 2019

P. J. Roxas
JRK Southlands APO LLC.
11766 Wilshire Blvd. 15th floor
Los Angeles, Ca 90025

Re: Shadow Ridge II (Dog Park)

Case Number: 2016-4007-01

Dear Mr. Roxas:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

A. Landscaping W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. The original landscaping, tree lawn and other required landscaping needs to be installed. Note that no landscaping should be installed that will have to be removed when the new building is built.

B. Engineering Services Kristin Tanabe 303-739-7306 ktanabe@auroragov.org

1. Please see the attached plan to see where each comment goes on the plan.
2. A drainage letter is required. Please contact 303-739-7335 to set up a civil plan folder for the drainage letter. Review fees will apply.
3. Revised civil plans are required to represent the new improvements.
4. Access cannot be provided through a parking space on a separate property
5. This access is outside the property and through a parking space on the adjacent lot. An access easement is needed. Fire may require a fire lane easement as well.
6. If permission is granted to utilize this point as an access, the current parking area needs to be revised to allow for an access including additional curb and gutter, restriping, etc. Two way access would need to be 16-25'.
7. ADA accessibility needs to be identified.
8. Parking lots are required to be paved.
9. Show property lines.

C. Engineering Services Brianna Medema 303-739-7336 bmedema@auroragov.org 1.

1. Please see the attached plan to see where each comment goes on the plan.
2. How are the dogs being kept from running into the parking lot and out the gate? Consider adding a second fence and 2 gate system.
3. Public Access easement is needed.

D. Real Property Darren Akrie 303-739-7331 dakrie@auroragov.org

1. Please provide additional information identifying the location of fencing and type, if fence will be encroaching within easements then a license agreement shall be required.

Please resubmit your work with the requested change. You may email it directly to me at wbarrett@auroragov.org . Should you have any questions you may contact me via email or by calling



303.739.7133

Sincerely,

W. David Barrett
Sr. Planner II