



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

April 29, 2025

Nekruz Khojaev  
The World - Real Estate Development Company LLC  
1660 S Albion Street, Suite 610  
Denver, CO 80222

**Re: Fourth Submission Review:** Warren Street Townhomes - Site Plan and Plat  
**Application Number:** DA-2396-00  
**Case Numbers:** 2024-4028-00; 2024-3056-00

Dear Nekruz Khojaev:

Thank you for your fourth submission, which we started to process on April 10, 2025. We have reviewed your plans 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.

Several important issues remain that must be addressed *after* the Planning and Zoning Commission public hearing. ***Please send me an updated Site Plan and an updated Letter of Introduction with adjustment requests to include in the Planning and Zoning packet? I need them by May 14<sup>th</sup>.***

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.

The estimated Planning & Zoning Commission hearing date is tentatively set for **May 28, 2025**. 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. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Cliff Netuschil - BI Companies 6312 S Fiddlers Green Cir Ste 300e Greenwood Village CO 80111  
Rachid Rabbaa, Case Manager  
Jazmine Marte, ODA  
Filed: K:\\$DA\DA-2396-00rev4



## *Fourth Submission Review*

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

- Add Adjustment request to the LOI and cover sheet (Item 1)
- Page 5 pagination - Only consecutive numbering. Do not do X of X. Just 5, 6, 7 etc. (Item 4)
- CAD SHP not displaying correctly, please fix and resubmit (Item 5)
- Minimum slope for asphalt is 1%. (Item 6)
- Verify with USPS if they are willing to have the Mailbox in the alley. They usually don't like having it in the alley because there is nowhere to park. (Item 7)
- Please see all the comments and advisories from Land Development Services (Items 11)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. According to section 146-4.2.2.B., the minimum lot area requirement for townhomes is 1,600 square feet. To address this, please include an adjustment in accordance with the relevant section of the code on the cover sheet. Additionally, the Letter of Introduction should outline how you meet the criteria for this adjustment.  
(<https://aurora.municipal.codes/UDO/146-5.4.4.D.2>)
- 1B. Also, the lot frontage should be 18'

#### **2. Architectural and Urban Design Comments**

- 2A. Please take the signage off of Building B.
- 2B. Please delete landscape adjustment note on Sheet 7
- 2C. Elevation: Wood siding is not allowed a substitute is required

#### **3. Signage & Lighting Comments**

- 3A. No comments

#### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **Sheet 5**

- 4A. Page number - Only consecutive numbering. Do not do X of X. Just 5, 6, 7 etc.

##### **Sheet 9**

- 4B. Sod is not being provided.
- 4C. This sheet should come after the tree mitigation plan.

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

- 5A. \*\*\***CAD SHP not displaying correctly. Please recheck and send it to me directly.**
- 5B. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- 5C. • Parcels
- 5D. • Street lines
- 5E. • Building footprints (If available)
- 5F. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:  
<https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **6. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

#### **Sheet 4**

6A. Minimum slope for asphalt is 1%.

### **7. Traffic Engineering** (Jason Igo / 303-739-1792 / [jigo@Auroragov.org](mailto:jigo@Auroragov.org) / Comments in orange)

7A. Verify with USPS if they are willing to have the Mail box in the alley. They usually don't like having it in the alley because there is nowhere to park.

### **8. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [SKirchn@Auroragov.org](mailto:SKirchn@Auroragov.org) / Comments in blue)

8A. No comments

### **9. Aurora Water** (Ashley Duncan / 720-859-4319 / [aduncan@Auroragov.org](mailto:aduncan@Auroragov.org) / Comments in red)

9A. No comments

### **10. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

10A. No comments

### **11. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

#### **Subdivision Plat:**

11A. See the Advisory comments on the first page of the Plat.

11B. Sheet 1: Owner – Match exactly the owner name as shown on the title commitment. (See Notary Block)

11C. Add “or” to the Covenants, as indicated.

11D. In the Basis of Bearing Note 3: Add the full stamping for the monuments found and used on this plat.

11E. In Note 7: should S. Galena Street be added to the statement?

11F. Update Note 9.

11G. Add Surveyor's email address.

11H. Page 2:

11I. Show and label the easement north of the plat

11J. Change the Block number to “1” for the 6 homes along S. Galena Street. Relabel the Lots to be 6 – 11. Tract A does not separate the Lots into different Blocks. Only Street Right of Ways or Subdivision boundary lines. Therefore, these Lots are 1 - 11.

#### **Site Plan:**

11K. Page 3:

11L. In a few Lots the areas don't match the Plat Lot areas. Revise these.

11M. Add the reception for the 16' COA UE. (also shown on Pages 4 & 7)

11N. Match the name of the easements as shown on the plat.

11O. Change the distance on Lot line in Lot #6.