

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



Worth Discovering • auroragov.org

June 26, 2024

Colin Kemberlin
Kemberlin Arch
8200 S Quebec St, Suite A3 143
Centennial, CO 80112

Re: Technical Submission Review – Westlake Vista Zoning Map Amendment, Site Plan with Adjustments, and Plat

Application Number: **DA-2317-00**
Case Numbers: **2022 4016 00; 2022 3045 00; 2022 2002 00**

Dear Mr. Kemberlin:

Thank you for your technical submission, which we started to process on Tuesday, June 11, 2023. 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.

All review comments have been resolved for this application, so no further review submission is required. However, Real Property has indicated that the easement process is not yet complete. Please coordinate the timing of this process as you proceed with your mylar submission, as it may cause your final plan recordation to be denied or rejected.

When ready, please send in the final documents for the Site Plan and Plat. Plat mylars may be processed with final digital copies, but the site plan mylars will need to be printed per the county recording requirements. When printing the final mylars, please utilize the attached Mylar Checklist and include it with your mylars. The mylars should be mailed to the Planning & Development Services Department at the address below:

ATTN: Ariana Muca
Planning & Development Services Department
15151 E Alameda Pkwy, Ste 2300
Aurora, CO 80012

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, P.L.A.
Planner II

cc: Jay Peters WSB 5660 Greenwood Plaza Blvd Ste 111 Greenwood Village, CO
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\SDA\2317-00tech5.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Comments from Aurora Water and Land Development Services that must be resolved ahead of recordation.
- Send in the Title Commitment and Certificate of Taxes Due for perusal. The Plat may move forward with the recording of the signed plat. With the caveat, if any changes arise from the review of the documents, then the changes will need to be rectified prior to recording of the plat.
- Storm Water, Schools, and Development Fees are due ahead of recordation.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Urban Design Issues

3A. No further comments.

4. Architectural

4A. No further comments.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

6A. No further comments.

7. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

7A. No further comments.

8. Traffic Engineering (Carl Harline / 303-739-7646 / charline@auroragov.org / Comments in amber)

8A. No further comments.

9. Water (Daniel Pershing / 303-739-7490/ ddpershi@auroragov.org / Comments in red)

9A. No further comments

10. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

10A. No further comments.



11.Land Development Services (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)
Plat

- 11A. Send in the Title Commitment and Certificate of Taxes Due for perusal. The Plat may move forward with the recording of the signed plat. With the caveat, if any changes arise from the review of the documents, then the changes will need to be rectified prior to recording of the plat.



City of Aurora Planning & Business Development

RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for MYLAR recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	• Impact fee for tree mitigation fund has been paid (if applicable)	
	• Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU-TOD).	
	Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following: • One complete site plan set in PDF (can be emailed to the case planner). • All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality	
	For properties within Adams County: • One complete set of signed and notarized MYLARs in 18" x 24" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	
	For properties within Arapahoe or Douglas Counties: • One complete set of signed and notarized MYLARs in 24" x 36" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

When ready to submit the MYLARs, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online



RECORDING CHECKLIST - SUBDIVISIONS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting electronic copies to the planning case manager. Use this form for all subdivision plat applications including plat amendments, replats, and lot line adjustments. NOTE: All subdivision must be recorded electronically. No MYLARS will be accepted. Please allow a minimum of 10 business days for recording.

Subdivision Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Electronic Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	• Impact fee for relevant school district has been paid (for residential plats only). Please attach the paid invoice from the respective district.	
	• Impact fee for parks has been paid (for residential plats only). Please attach the paid invoice..	
	• Impact fee for stormwater drainage fee has been paid. Please attach the paid invoice.	
	Comments from all departments have been addressed and all changes to the final electronic copy have been approved by the affected departments prior to submittal of the final PDF to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), surveyor, and notary must sign the plat electronically, using either 1) digital stamps and flattening the document, or 2) physically signing the document and scanning it to a digital PDF format. Do not use e-signature technology as that locks the file, and can cause issues with adding additional signatures and reprinting to an incorrect scale. The notaries must also apply their seals. Signature blocks on Sheet 1 must match the most current title work exactly and must not deviate from the Statement of Authority statement. The surveyor is required to sign and stamp all sheets per the State Surveying Bylaws.	
	The effective date on the title work is within 30 days of signature set submission of the plat.	
	The effective date on the Certificate of Taxes Due is within 30 days of signature set submission of the plat.	
	Ensure the Statement of Authority is submitted and up to date.	

	Please submit the following: One final and approved subdivision plat copy in PDF. NOTE- all subdivision plats can be scanned at no more than 300 DPI. In addition, no electronic plat may be over 20 MB in size as the Counties will reject anything over that size.	
	<i>For properties within Adams County:</i> a) One complete set of signed and notarized subdivision sheets in 18.00 inch by 24.00 inch electronic format (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction). b) 2" on left margin and ½" margins on all the other sides.	
	<i>For properties within Arapahoe or Douglas Counties:</i> a) One complete set of signed and notarized subdivision sheets in 24.00 inch by 36.00 inch electronic format. (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction). b) 2" margin on left side and 1" margins on all other sides.	

When ready to submit the electronic copy of the plat, please attach this checklist for ease of routing and review.

Note: This form is also available online