



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

March 21, 2024

Jim Bergman  
Kaiser Foundation Health Plan of Colorado  
10350 East Dakota Avenue  
Denver, CO 80247

**Re: Second Submission Review – Kaiser Permanente Re-Plat**  
Application Number: **DA-1005-31**  
Case Numbers: **2023-3059-00**

Dear Jim,

Thank you for your second submission, which we started to process on March 4, 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.

Since several issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 21, 2024.

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 let me know. I may be reached at 303-739-7468 or at [Jschirem@auroragov.org](mailto:Jschirem@auroragov.org).

Sincerely,

James Schireman  
Planner I  
City of Aurora Planning Department

cc: Britt Palmberg, Rick Engineering, Agent  
Justin Andrews, ODA  
Filed: K:\SDA\1005-31rev2



## *Second Submission Review*

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

- Avigation Easement is needed
- Pocket Utility Easement
- Fire Hydrant Easement Size

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Thirteen (13) registered neighborhood organizations and eight (8) adjacent property owners were notified of the Subdivision Plat application. As of the date of this letter, no public comments have been received. Review comments were received by one outside agency, RTD, and are attached to this letter.

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

- 2A. (Repeat Comment) Upon your next resubmittal, please submit a comment response letter that directly responds to each review comment posed in this letter.

#### **3. Zoning and Subdivision Use Comments** (James Schireman / 303-739-7468 / [jschirem@auroragov.org](mailto:jschirem@auroragov.org) / Comments in teal)

- 3A. (Repeat Comment) This property lies within the Airport Influence Zone Overlay District. As a result, an avigation easement document will need to be executed before recording the plat. Please see the template attached and fill it out with the appropriate information. Should an avigation easement already exist for this property, please provide a copy of the recorded document. As we discussed via email, I am happy to meet with you all to further review the avigation easement requirements and answer any questions you have on the process.

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

- 4A. No comments at this time

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

#### **5. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / 303-739-7403 / Comments in green)

- 5A. Approved, no further comments at this time.

#### **6. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

- 6A. Approved, no further comments at this time.

#### **7. Fire / Life Safety** (Erick Bumpass / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / 303-739-7627 / Comments in blue)

- 7A. Approved, no further comments at this time.

#### **8. Aurora Water** (Alicia Caton / 303-739-7490 / [acaton@auroragov.org](mailto:acaton@auroragov.org) / Comments in red)

- 8A. A 10' wide easement is required for existing fire hydrants. Please refer to the redlines.

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

- 9A. Fill in the information regarding the names of any arterial, collector, and continuous type 1 local streets on the cover sheet.
- 9B. Remove any old lot dimensions and do not show any lot lines vacated by this plat.
- 9C. Change "Firelane & Utility" easements to just read as "Fire Lane" easements.



- 9D. The pocket utility easement on the northern half of parcel 1 was quitclaimed by the owner, please remove it from the plat.
- 9E. Refer to and address the redline comments provided on the plat.
- 9F. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 9G. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 9H. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected, thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

**10. Revenue- Aurora Water** ([Melody Oestmann / 303-739-7244](mailto:Melody.Oestmann@303-739-7244) / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 10A. (Repeat Comment) Storm drainage development fees are due in accordance with 2.108 acres at \$1,242.00 per acre resulting in \$2,618.14 (due at the time of plat recording). Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

**11. Regional Transportation District** (RTD / 303-299-2439 / [Engineering@rtd-denver.com](mailto:Engineering@rtd-denver.com))

- 11A. Please refer to the advisory letter from RTD regarding the proposed replat:

The RTD engineering review has no exceptions to this plat.

This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements, or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
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[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)