

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



January 31, 2024

James Spehalski
Melcor/TC Aurora LLC
9750 W Cambridge Pl
Littleton, CO 80127

Re: Third Technical Submission Review: Harmony 6 Master Plan Amendment, ISP, Site Plan and Plat
Application Number: DA-1925-14
Case Numbers: 2013-7001-07; 2023-6001-00; 2023-4001-00; 2023-3001-00

Dear Mr. Spehalski:

Thank you for your third technical submission. We have reviewed your plans and attached our comments along with this cover letter.

Because there are outstanding comments, another technical submittal will be required. Please revise your previous work and send us a technical submission on or before February 14, 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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Development Services Department

cc: Garrett Graham, PCS Group
Brit Vigil, ODA
Filed: K:\\$DA\1925-14tech3



Third Technical Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Please coordinate with your Case Manager on the avigation easement to determine if Dan Osoba processed the recording of that when it was submitted in September 2023.
- 1B. Please begin coordinating with Aurora Water (TAPS) and Aurora Public Schools to receive invoices for the fees that are due prior to mylar recordation.

2. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan Comments

- 2A. Address fire truck turning template comments.
- 2B. Add a pedestrian ramp and crosswalk bars per previous comments.
- 2C. Make the internal intersection perpendicular and remove the jog in the east-west drive per previous comments.

Landscape Plan Comments

- 2D. Provide sight distance easements where requested.

3. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

- 3A. Because the PROS Department is being requested to maintain the medians between 6th Avenue and Alameda Avenue, the proposed median design should be pulled from these Landscape Plans and submitted as a separate plan set to PROS for review and approval.

4. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 4A. Address all redline comments on the Subdivision Plat, Site Plan, ISP, and ROW Exhibit.
- 4B. 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.
- 4C. Advisory Comment: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. This is 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.
- 4D. Advisory Comment: 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 scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.
- 4E. Advisory Comment: Contract Purchaser, Mortgage Holder, and Owner Names must match the title commitment per COA 2023 Subdivision Plat Checklist Item #8.
- 4F. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.