



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
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September 18, 2024

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Technical Submission Review – Harvest Crossing PA 2 - Site Plan, Master Plan Amendment, and Plat
Application Number: **DA-1786-04**
Case Numbers: **2023-4025-00; 2023-3061-00; 2005-7007-04**

Dear Mr. Richmond:

Thank you for your technical submission. 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 with Land Development Services and signage, you will need to make a technical submission on or before October 23, 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA, AICP
Planner II

cc: Allison Hibbs Plan West 767 Santa Fe Drive Denver, CO 80204
Ariana Muca, Case Manager
Jazmine Marte, ODA
Filed: K:\SDA\DA 1786-04tech3.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$ at recordation.
- Match easements on both the site plan and plat, missing some dedication documents, minor comments regarding street names and tracts (Land Development Services)
- The signage permit does not match the site plan application (Planning).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments received.

2. Completeness and Clarity of the Application

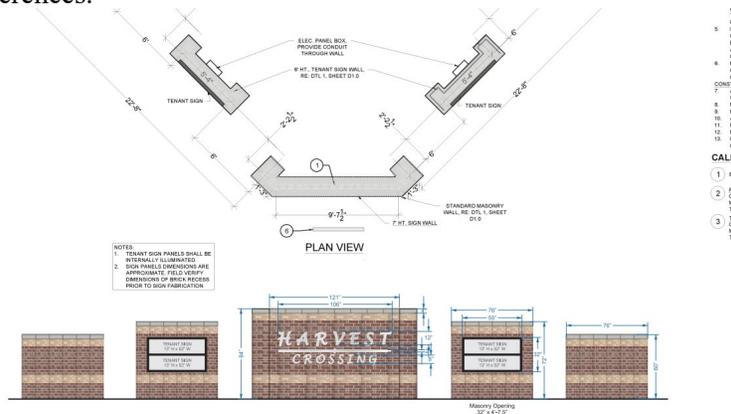
2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

4. Signage

4A. A permit has been submitted for monument signage that does not match the site plan. Please reconcile these differences.



4B. The signage submitted for the permit does not meet the code. The commercial signage included in the permit is not indicated on the site plan. Per code, monument signage within R-2 zoning can have a maximum sign area of 96 sf and a maximum height of 6'. Two signs are permitted per entrance.

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 / pcturner@auroragov.org)

6A. No further comments.

7. Civil Engineering (Kendra Hanagami / (303) 739-7295 / khanagam@auroragov.org)

7A. No further comments.



8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

8A. No further comments.

9. Utilities (Alicia Caton / acton@auroragov.org / Comments in red)

9A. No further comments.

10. Aurora Water – TAPS Office (Melody Oestmann / moestman@auroragov.org)

10A. Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$.

10B. *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. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

11A. No further comments.

12. Real Property (Roger Nelson / (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. 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.)

12B. 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. 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.)

12C. 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. 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.

Subdivision Plat

12D. Sheet 1: Notes - #8 Add direction to street names and confirm that all arterial, collector, and continuous Type 1 streets are included.

12E. Sheet 2: Need to confirm the requirement to dedicate road ROW per agreement (Rec. No. D9105245).

12F. Sheet 3: Remove drainage easement once released, if prior to plat approval.

12G. Sheet 4: Match Easement references between the subdivision plat and site plan [Typical all Sheets]

12H. Sheet 5: Confirm if N'y line of Tract P is supposed to be parallel with the NW ¼ of S29.

12I. Sheet 6: Remove drainage easement once released, if prior to plat approval.

12J. Sheet 7: Remove drainage easement once released, if prior to plat approval.

12K. Sheet 8: Label all easements.

12L. Sheet 9: Label all easements.

Site Plan

12M. Match Easement Labels/purpose between the Subdivision Plat and Site Plan.

12N. Sheet 7: Match easement reference on Plat or revise plat to match site plan.

13. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

13A. No further comments.

14. PROS (Scott Hammons / 303-739-714 / shammons@auroragov.org / Comments in purple)

No further comments.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. No news comments.