



Planning Division
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March 4, 2025

Ted Laudick
Skydance Metro Dist No 1
4100 E Mississippi Ave Ste 500
Denver, CO 80246

Re: Technical Submission Review – Skydance Infrastructure Site Plan No 1 - Site Plan and Plat
Application Number: DA-2283-01
Case Numbers: 2022-3083-00; 2022 -6052-00

Dear Ted Laudick:

Thank you for your technical submission, which we started to process on February 18, 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.

Since several important issues remain with both Land Development Services and Traffic, you will need to make another submission on or before Friday, April 4, 2025. The application will continue to resubmit till there are no further outstanding comments. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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
Planner II

cc: Will Sokol Silverbluff Companies 18591 E 64th Avenue Denver, CO 80249
Ariana Muca, Case Manager
Lorianne Thennes, ODA
Filed: K:\\$DA\2283-01tech4.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update plat and site plan to have the same naming conventions (Land Development Services).
- Previous comments not adequately addressed. Updates are needed throughout the site plan (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No resident comments were received upon the first submittal.

2. Introduction Letter

2A. Please clarify whether the streets are private vs. public.

3. Completeness and Clarity of the Application

3A. No further comments.

4. Landscape (Bill Tesauro / btesauro@cgasolutions.com / Comments in teal)

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303.739.7271 / pturner@auroragov.org)

5A. No further comments.

6. Civil Engineering (Kristin Tanabe / 303.739.7306 / ktanabe@auroragov.org / Comments in green)

6A. No further comments.

7. Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

Site Plan

Page 4 of 25

7A. Remove through arrow. add left turn arrow.

7B. Need to add chevron striping.

Page 5 of 25

7C. Need to add chevron striping.

Page 9 of 25

7D. Provide all lane taper rates and lengths.

7E. Call out ALL lane taper rates/lengths.

7F. Call out ALL storage lane lengths.

7G. Call out ALL signing/striping

7H. Previous comment not addressed - show entire SB left turn lane and taper.

7I. Instead of a 4' dashed line please make it 8" solid.

7J. Extend chevron striping.

7K. Designate between bike lane and right turn lane.

7L. Previous comment not addressed. Move STOP sign.

7M. Please update the lineage per the pdf comments.

Page 10

7N. Previous comment not addressed - show entire SB left turn lane and taper.

7O. Show lineage for lane alignment off of 56th Avenue.

7P. The TIS and site plan are conflict on double left.

7Q. Show and callout left turn lane on Final Phase of Skydance Blvd).

7R. Provide all lane taper rates and lengths.



- 7S. Call out ALL lane taper rates/lengths.
- 7T. Call out ALL storage lane lengths.
- 7U. Call out ALL signing/stripping
- Page 19 and 20 of 25*
- 7V. Delete site triangles

8.Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 8A. See the Advisory Comments on the first page of the plat. Need Certificate of Taxes Due and Title.
- 8B. Send the Statement of Authority for these ownerships.
- 8C. There are three ownerships shown on the first page of the Plat are not shown that are not shown in the Title. Send a Title Commitment showing all the ownership. (ACM HIGH POINT VI LLC; SAV LAND HOLDINGS WEST LLC; DIBC 56TH AND E-470, LLC)

Plat

- 8D. Delete this note from the Plat Notes - move this portion to the Legend
- 8E. (Legend) Add the portion of Note 8 here: The Drainage easement within Tract A is for Regional Pond 840. Regional Pond 840 will be publicly owned and maintained by the City.
- 8F. Advisory: in each Lot - Add a 10' Utility easement along all the street R.O.W. (per Plat Checklist)

9.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

- 9A. All new easements are to be dedicated by plat. Easement releases to be submitted releaseeasements@auroragov.org.

10.Utilities (Casey Ballard / 720.859.4365/ cballard@auroragov.org / Comments in red)

- 10A. No further comments.

11.Aurora Water Revenue (Diana Porter / dsporter@auroragov.org

- 11A. A fee of \$200,820.00 is required ahead of recordation.

12. Fire / Life Safety (William Polk / 303.739.7371 / wpolk@auroragov.org / Comments in blue)

- 12A. No further comments.

13.PROS (Michelle Teller / 303.739.7437 / mteller@auroragov.org / Comments in purple)

- 13A. No further comments.