

December 20, 2024

Rachid Rabba
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: *Fourth Technical Submission Review – Fine Parking - Master Plan Amendment*
Application Number: DA-1964-03
Case Numbers: 2014-7003-01

Dear Mr. Rabba,

Thank you for the comments on December 13, 2024, for the above-mentioned project. To address your comments concisely and simplify your review of the Master Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: MASTER PLAN COMMENTS

PLANNING DEPARTMENT COMMENTS

Rachid Rabba / 303.739.7541 / rrabba@auroragov.org

1. Completeness and Clarity of the Application
 - 1A. No comments.
 - *Response: Acknowledged.*
2. Tab 1: Letter of Introduction
 - 2A. No comments.
 - *Response: Acknowledged.*

REFERRAL COMMENTS FROM OTHER AGENCIES

3. Civil Engineering
Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green
 - 3A. Minor comments to revise limits of exhibits to match the text and include streetlights in the narrative for 56th.
 - *Response: Exhibits and text have been updated to match.*
 - 3B. Add: "and public streetlights."
 - *Response: Text has been updated.*
 - 3C. Revise the exhibit to show the limits of 56th begin from Jackson Gap to Powhaton.
 - *Response: Exhibit has been revised.*
 - 3D. Revise the exhibit to match the text with regards to the limits of 56th for this planning area.
 - *Response: Planning Area 5 does not front 56th Avenue and thus improvements to 56th Avenue associated with that development are not proposed.*

4. Aurora Water
Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red

Master Utility Study

4A. Please update this to 4,000 gpm.

- *Response: Value and calculations has been updated.*

4B. Going through these numbers I am only getting 125.1 acres in DP1. This is also impacting all related calculations.

- *Response: Acreage has been updated. No changes to the remainder of the calculations as the issue was with a single cell in Excel.*

5. PROS
Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in purple

5A. No comments.

- *Response: Acknowledged.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or Brad.Cooney@Kimley-Horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, PE

Project Manager