

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



October 23, 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, which we started to process on Wednesday, October 9, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments.

All review comments have been resolved for this application, so no further review submission is required. However, Land Development Services has indicated minor changes to the plat and continues to work on the easement dedication process. Please coordinate the timing of these processes as you proceed with your mylar submission, as it may cause your final plat recordation to be denied or rejected.

When ready, please send in the final documents for the Site Plan and Plat. Plat mylars may be processed with final digital copies, but the site plan mylars will need to be printed per the county recording requirements. When printing the final mylars, please utilize the attached Mylar Checklist and include it with your mylars. The mylars should be mailed to the Planning & Development Services Department at the address below:

ATTN: Ariana Muca  
Planning & Development Services Department  
15151 E Alameda Pkwy, Ste 2300  
Aurora, CO 80012

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](mailto: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 1786-04tech4.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.
- Minor comments for the plat will need to be updated ahead of recordation (Land Development Services).

### **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. No further comments.

#### **5. Landscaping Issues (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto: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](mailto:pcturner@auroragov.org))**

6A. No further comments.

#### **7. Civil Engineering (Kendra Hanagami / 303.739.7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org))**

7A. No further comments.

#### **8. Traffic Engineering (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

8A. No further comments.

#### **9. Utilities (Alicia Caton / [acton@auroragov.org](mailto:acton@auroragov.org) / Comments in red)**

9A. No further comments.

#### **10. Aurora Water – TAPS Office (Melody Oestmann / [moestman@auroragov.org](mailto: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](mailto:mapodaca@auroragov.org) / Comments in blue)**

11A. No further comments.

#### **12. Real Property (Roger Nelson / (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

12A. Send in the documents listed below - the plat may move forward to the electronic recording process.

12B. (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.).



- 12C. (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.).
- 12D. (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 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:*

- 12E. Sheet 1: Notes - #6 Update the Title Commitment in this Note.
- 12F. Sheet 1: Send in the Statement of Authority to verify the signatory
- 12G. Sheet 2, 5, 8, & 9: Fill in the blanks as needed throughout the pages shown

**13.Public Art** (Roberta Bloom / 303.739.6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

13A. No further comments.

**14.PROS** (Scott Hammons / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)

No further comments.

**15.Xcel Energy** (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

15A. No news comments.



## RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: [Planning@AuroraGov.org](mailto:Planning@AuroraGov.org) • [AuroraGov.org/Planning](http://AuroraGov.org/Planning)

*Instructions:* The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant (√)	Steps Needed for Final Plan Set Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU- TOD).	
	Comments from all departments have been addressed and all changes to the Final Plan Set have been approved by the affected departments prior to submittal of the Final Plan Set to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following for properties within Adams County: · One complete signed and notarized site plan PDF in 18" x 24" format at 50MB or under (can be emailed to the case planner). · If the site plan PDF is over 50MB, please submit MYLARS following the below instructions.	
	Please submit the following for properties within Arapahoe or Douglas Counties: · One complete signed and notarized site plan PDF in 24" x 36" format at 30MB or under (can be emailed to the case planner). · If the site plan PDF is over 30MB, please submit MYLARS following the below instructions.	
	<b>Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.</b>	
	For properties within Adams County: · One complete set of signed and notarized MYLARS in 18" x 24" format. · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

	<ul style="list-style-type: none"> <li>· All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality</li> <li>· One complete site plan set in PDF (can be emailed to the case planner).</li> </ul>	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> <li>· One complete set of signed and notarized MYLARS in 24" x 36" format</li> <li>· One additional signed and notarized MYLAR cover sheet in 24" x 36" format</li> <li>· All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality</li> <li>· One complete site plan set in PDF (can be emailed to the case planner).</li> </ul>	

When ready to submit the MYLARS, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online