



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

AuroraGov.org

September 19, 2024

Michael Kapoor
Majestic Realty Co.
20100 E 32nd Parkway, Suite 150
Aurora, CO 80011

Re: Technical Submission Review – Tower Crossing Retail Phase 2 – Site Plan and Plat
Application Number: **DA-1127-47**
Case Numbers: **2023-6055-00, 2023-3057-00**

Dear Mr. Kapoor:

Thank you for your technical submission, which we started to review on September 3, 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. The following sections contain more specific comments, including those received from other city departments and community members.

Since only a handful of minor issues remain, you will not need to make another full submission. Please address the remaining comments and then send a PDF copy of the updated site plan and plat directly to your case manager for verification. Once you are given the go-ahead, you may submit your final mylars. Please see the attached mylar checklists and send them in along with your final signed mylar sets. Please also note that site plan mylars are recorded physically while plat mylars are recorded electronically

If you have made any other changes to your documents other than those requested, you will need to make a technical resubmission and include a cover letter specifically listing each new item. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates
Planner II

cc: Jonathan Hertel, Majestic Realty Co.
Justin Andrews, ODA
Filed: K:\SDA\1100-1199\1127-47tech3



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tapers adjusted on Site Plan (ISP) but not on pg. 28 of the Traffic Impact Study. [Traffic Engineering]
- Stormwater development fees totaling \$24,715.80 are due. [TAPS]
- Send in the updated Title Commitment, Certificate of Taxes Due, closure sheet for the description, and State Monument Records. [Land Development Services]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this application.

2. Planning Comments (Comments in teal)

2A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

3A. There were no more Civil Engineering comments on this review.

4. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber) [TIS Overall]

4A. Report not updated as requested, tapers adjusted on Site Plan (ISP) but not on pg 28 as requested.

5. Revenue-Aurora Water/Taps (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

5A. Storm Drain Development Fee totaling \$24,715.80 is still due.

6. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) [Plat Page 1]

- 6A. (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.)
- 6B. (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.)
- 6C. (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.



RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012
 303.739.7217 • Email: Planning@AuroraGov.org • 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.	
	Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.	
	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"> · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> · One complete set of signed and notarized MYLARS in 24" x 36" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	

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