



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

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April 9, 2024

Tim Sanford
Kings Point Investment, LLLP
2707 Willamette Lane
Greenwood Village, CO 80121

Re: Technical Submission Review – Vistas at Kings Point South – Master Plan
Application Number: **DA-1628-09**
Case Numbers: **2023-7004-00**

Dear Mr. Sanford:

Thank you for your technical submission, which we started to process on March 22nd, 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 very few issues remain, you will not need to make another full submission. Please make the requested changes and coordinate with me directly to confirm the remaining comments have been addressed. Once all remaining comments are addressed and you have received confirmation from me, you may submit your physical mylar set. Please see the attached mylar checklist before sending the physical set to our offices.

If you have made any other changes to your documents other than those requested, you will need to make another submission. You will need to specifically list these changes in a new cover letter.

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,

Erik Gates
Planner

cc: Mike Weiher, Terracina Design.
Cesarina Dancy, ODA
Filed: K:\\$DA\1600-1699\1628-09tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include the city signatures and amendment block on the Mylar submission cover sheet. Add the landscape design plan to the sheet index. [Planning]
- Please revise to remove the bike lane from the section of Aurora Parkway and provide a combined 14' walk/bike sidewalk. [Civil Engineering]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no more community comments on this review cycle.

2. Completeness and Clarity of the Application

[Mylars Submission Page 1]

- 2A. Include the city signatures block on this cover sheet.
- 2B. Include a minimum 3 in x 4 in amendment block on this cover sheet.
- 2C. Add the landscape plan to the sheet index. Appears to be 8-9.

[Mylars Submission Page 13]

- 2D. Be sure to incorporate the Civil Engineering comment on this mylar set as well.

3. Planning Comments

- 3A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[PIP Page 18]

- 4A. Please revise to remove the bike lane from the section and provide a combined 14' walk/bike sidewalk.



City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

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 bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 30 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

**Allow 10 or more business days for Mylar processing*

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____