



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
Phone 303.739.7217

*AuroraGov.org*

August 5, 2024

Mr. Patrick Chelin  
Aerotropolis Area Coordinating Metro District  
1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

**Re: First Technical Review:** 32<sup>nd</sup> Avenue at The Aurora Highlands – Infrastructure Site Plan  
Application Number: DA-2062-27  
Case Numbers: 2022-6003-00; 2022-3012-00

Dear Mr. Chelin:

Thank you for your technical submission. 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.

There are several items that still need to be addressed, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 19, 2024.

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 list them specifically in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design  
Brit Vigil, ODA  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-27\tech1



## *First Technical Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. The Site Plan acreage and tract areas should be consistent with the legal description and the plat.
- 1B. Does the crusher fines path need to be included in the sidewalk easement? Verify with Public Works.
- 1C. The right-of-way linework should match the Legend.
- 1D. Clarify why there are two versions of “proposed” contours. There should be an existing and proposed condition.
- 1E. Label all existing and proposed easements.
- 1F. Review leader line locations and adjust as appropriate.
- 1G. Add assigned street names.

#### **2. Landscaping Issues** (Deborah Bickmire / 303-739-7261 / [DBickmire@auroragov.org](mailto:DBickmire@auroragov.org) / Comments in teal)

- 2A. Adjust sight triangles. Many seem too far back from the intersection.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

##### **Traffic Impact Study**

- 3A. Address comment as to what is being considered as a 2040 build-out.

##### **Site Plan**

- 3B. Add/revise turn arrows per redlines.
- 3C. Adjust leader line locations.

#### **4. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

##### **Site Plan**

- 4A. The legal description should match the plat description.
- 4B. Revise the Location Map to remove the area noted.
- 4C. Show the sidewalk easement consistent with the plat.

##### **Plat**

- 4D. Review the names of easements.
- 4E. Provide the updated Title Commitment 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.
- 4F. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.
- 4G. Please 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.
- 4H. Easement dedications are to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), and releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).