

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



February 25, 2021

Aaron Foy
Blvdway Communities
600 Grant St Ste 404
Denver, CO 80203

Re: Second Submission Review – Kingston Place Duplexes Site Plan Amendment
Application Number: **DA-1387-04**
Case Number: **2004-4008-01**

Dear Mr. Foy,

Thank you for your second submission, which we started to process on February 3, 2021. We reviewed it 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. Comment and issues remain but can be addressed in a technical submission after the administrative decision. Please revise your previous work and send us a new submission on or before March 22, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 specifically list them in your letter.

The administrative decision date for this application is set for March 17, 2021. Please remember that all abutter notices for administrative decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained. A sign will be available for pick in our offices on Wednesday, March 3, 2021. Please coordinate with me in making sure this is obtained in a timely manner.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at cdalby@auroragov.org.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: Brian Philippi – Calibre Engineering Ince 9090 S Ridgeline Blvd Ste 105 Highlands Ranch, CO 80129
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2247-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address any remaining formatting and correctness comments from all departments.
- Continue working with Public Works on your Preliminary Drainage (see Item 3).
- Ensure all applicable easements and license agreements are dedicated/obtained (see Item 4).

PLANNING DEPARTMENT COMMENTS

Claire Dalby / 303-739-7266 / cdalby@auroragov.org)

1. Community Questions, Comments and Concerns

1A. Seventeen registered neighborhood organizations and twenty-two adjacent property owners were notified of the Minor Amendment application. No comments were received during this review period.

2. Completeness and Clarity of the Application

2A. Please ensure that all original sheets are included, specifically the original *signed* cover sheet. There can be two cover sheets (the original and the new one) but the signed sheet needs to be included in the new document.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org)

Sheet T1

3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet SP1

3B. Maintenance access is required to the top of the outlet structure and the bottom of the pond. Indicate if Aurora Water has waived this requirement

Last sheet

3C. Include a proposed fixture for the new street light

4. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org & Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

There are some easement dedication and release issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Sheet SP1

4A. This walls and fences should be covered by a License Agreement for the encroachment into the easements. Contact Grace Gray (ggray@auroragov.org) to complete this process

4B. Add and label the proposed Drainage easement in this area. Contact Andy Niquette (aniquett@auroragov.org) to start the dedication process

4C. This gate should be covered by a License Agreement for the encroachment into the easements. Contact Grace Gray (ggray@auroragov.org) to complete this process

4D. The approval of this Site Plan amendment will depend on the completion of this easement release process

4E. Make sure this is okay with Aurora Water. The Water line needs to be covered by an easement