



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

AuroraGov.org

January 9, 2024

Jerry Hill
Calamar Construction & Development
3949 Forest Pkwy Ste 100
Wheatfield, NY 14120

Re: Technical Submission Review: Calamar 55+ at Sterling Hills – Site Plan and Plat
Application Number: DA-1052-27
Case Numbers: 2024-4009-00 and 2024-3048-00

Dear Jerry Hill:

Thank you for your technical submission, which we started to process on December 23, 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 several comments from multiple reviewers remain, there will need to be another technical submittal of this application. Please revise your previous work and send us a new submission on or before January 30, 2025.

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 specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, AICP, Senior Planner
City of Aurora Planning Department

cc: Cameron Mullins-Galloway Group-1155 Kelly Johnson Boulevard Ste 305, Colorado Springs, CO 80920
Jazmine Marte, ODA
Filed: K:\\$DA\1052-27tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Thank you for your thorough response to previous comments. This application is scheduled for the January 22, 2025, Planning Commission agenda. Per previous communication, please note that abutting property notices and signposting must be completed by Friday, January 10, 2025.
- Please coordinate with the Land Development Review regarding easements and license agreements.
- Please see Land Development Review comments for the next submittal of the plat.

PLANNING DEPARTMENT COMMENTS

1. Site Plan and Plat Comments

Site Plan

Sheet 1 / Cover sheet

- 1A. *Repeat comment:* Remove City Council from the City approval block; this application does not require City Council approval.
- 1B. *Repeat comment:* Remove the recorder's certificate block; Arapahoe County no longer uses this format. The recordation information will be in an approximately 3" by 7" space in the upper right corner of the cover sheet.
- 1C. *Repeat comment:* Regarding the age-restrictive covenant language, please note that the city does not approve or enforce such covenants. The language should note that these are private covenants or be removed from the site plan.
- *Update:* Thank you for adding the note to this section. Please update the note to add "of Aurora" after City.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

Sheet 7

- 2A. Add Update the Landscape Requirements table per the comment provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Traffic Memo:

- 3A. Traffic Letter approved.

Site Plan:

- 3B. No additional comments at this time.

4. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 4A. No additional comments at this time.

5. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

- 5A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 5B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 5C. (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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 5D. (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:

Sheet 2

5E. Notes – Revise note #4 to reflect a new title commitment and date.

Sheets 3 and 4

5F. Label record curve length.

5G. Remove the point labels at the SW corner of S27 & S ¼ S27.

5H. Confirm the cap stamping for the SW corner of S27.

Site Plan:

Sheet 1

5I. Add this required real property note:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

6. Xcel Energy/PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

6A. No further comment at this time.