



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

*AuroraGov.org*

June 26, 2025

Dan Kmiecik  
Ambrose Property Group  
8888 Keystone Crossing Ste 1150  
Indianapolis, IN 46240

**Re: Second Technical Submission Review – Fine Parking Building 6 - Site Plan and Plat**  
Application Number: **DA-1964-05**  
Case Numbers: **2024-6043-00; 2024-3054-00**

Dear Dan Kmiecik:

Thank you for your second technical submission, which we started to review on June 16, 2025. 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 important issues remain, you will need to make another submission. 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237  
Joe Detmer - Kimley-Horn 6200 S Syracuse Way, Ste 300 Greenwood Village, CO 80111  
Rachid Rabbaa, Case Manager  
Lorianne Thennes, ODA  
Filed: K:\SDA\1964-05tech2.rtf



## *Second Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please add rec no: 2025000032963 on your next submittal and civil plans (Civil Engineering - Item 2)
- The clear zone is not calculated correctly. (Traffic Engineering - Item 3)
- See the Comments on the Plat (Land Development Services - Item 4)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No comments.

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

#### **2. Civil Engineering** (Farhad Sarwari / 303-739-7306 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)

- 2A. **Sheet 3:** Please add rec no: 2025000032963 on your next submittal and civil plans.
- 2B. **Sheet 10:** Proposed contour lines inside this shaded area are removed. Please bring them back.

#### **3. Traffic Engineering** (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

- 3A. The clear zone is not calculated correctly.

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

#### **PLAT**

- 4A. See the Advisory Comment on the first page of the Plat.
- 4B. Send the Statement of Authority for this Contract Purchaser ownership.
- 4C. Send the Certificate of Good Standing for this Contract Purchaser ownership

#### **Page 2:**

- 4D. Send the Title for Review - some new comments may come about from this review.
- 4E. Add the phrase: "storm collection mains," to the Drainage easement Covenant, as indicated.

#### **Page 5:**

- 4F. Change "Dedicated" to "Granted."