



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

*AuroraGov.org*

March 19, 2025

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

**Re: Third 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 submission, which we started to review on March 04, 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. Please revise your previous work and send us a new submission after the Administrative Decision.

The Administrative Decision has been scheduled for April 16, 2025. Please remember that all abutter notices must be sent, and the site notification 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.

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\1964-05rev3.rtf



## *Third Submission Review*

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

- Please provide sidewalk easement in this area and a curved sidewalk connected to the proposed ramp. Please refer to the NE corner of this project for an example. (Civil Engineering - Item 3)
- PG looks to be over three feet tall within the sight triangle, please verify (Traffic Engineering - Item 4)
- See the Advisory Comments on the plat (Land Development Services - Item 7)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments

#### **2. Landscaping Issues** (Tammy Cook / 954-684-0532 / [TammyC@cgasolutions.com](mailto:TammyC@cgasolutions.com) / Comments in bright teal)

2A. No comments

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

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

- 3A. Please provide sidewalk easement in this area and a curved sidewalk connected to the proposed ramp. Please refer to the northeast corner of this project for an example.
- 3B. Please show the existing ramp on the other side of the street to demonstrate the connectivity of ramps. They should at least face each other's opposite sides.
- 3C. Please refer to the Plat and revise these radii. It is currently shown as 15' radii on the Plat (C23). It should match this site plan (25').
- 3D. Typo. Please remove 1Check all grading sheets.

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

- 4A. PG looks to be over 3 feet tall within the sight triangle. Verify if this can be planted here.

#### **5. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

5A. No comments

#### **6. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

6A. No comments

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

- 7A. See the Advisory Comments on the first page of the plat.
- 7B. Change the margins to meet the City of Aurora standards for subdivision plats.

#### **Page 2:**

- 7C. Note #4: update the Title date to be within 30 days of the plat approval/recording date.

#### **Page 4:**

- 7D. Add and label the Section Corner at this end of the Basis of Bearing line - match the Monument Records.
- 7E. Fill in the blanks, as indicated. (Plat name to the North & the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances, and curve data that will encompass the sidewalk.

#### **Pages 5 & 7:**

- 7F. Fill in the blanks, as indicated. (the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances, and curve data that will encompass the sidewalk.