

Planning Division
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Aurora, Colorado 80012
303.739.7250



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February 27, 2024

Michael Lee
Davis Development
7375 W 52nd Ave, Ste 200
Arvada, CO 80002

Re: Fifth Submission Review – Davis Development Multifamily at Lamar Landing – Site Plan and Plat
Application Number: **DA-2239-02**
Case Numbers: **2022-4033-00; 2022-3031-00**

Dear Mr. Lee:

Thank you for your fifth submission, which we started to process on February 13, 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.

Issues remain and you will need to make another submission. Please revise your previous work and send us a new submission *as a technical submission after the scheduled Planning Commission Hearing on March 27, 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 specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Brit Vigil, ODA
Filed: K:\SDA\2239-02rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Plat and Site Plan Minor Redlines (Land Development Services)
- Avigation Easement (Planning)
- Preliminary Drainage (Aurora Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Advisory note for Staff Tracking: The avigation easement needs to be signed and completed prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review. (3rd Request).

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 2A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Dan Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

- 3A. There should be a Utility Conformance Letter with this project. Please ensure density matches with the Lamar Landing Master Utility Study.

4. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat

- 4A. See the Advisory Comments on the first page of the plat. Add the changes to the Notes. Change the size of the space for the County Recorder – move the text out of the space – no border necessary. Change the easement names on the Site Plan to match the easement names on the plat. Add the label to the 10' Water pocket easements throughout the platted area. Add the delineation for those pocket easements.

Site Plan

- 10D. Sheet 1: Match the Plat area.
- 10E. Sheet 4: Watertype easements, sidewalk easement.
- 10F. Sheet 6: Add a distance from the building to an easement.
- 10G. Sheet 9: Change this to the Watertype easement. Advisory - make sure the names of the easement match the plat and vice versa.
- 10H. Sheets 10-18: Advisory - make sure the names of the easement match the plat and vice versa