



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

AuroraGov.org

December 16, 2024

Martin Petrov
Housing Authority of The City of Aurora
2280 S Xanadu Way
Aurora, CO 80014

Re: Third Submission Review: STANLEY 98 – STREET/ALLEY VACATIONS
Application Number: DA-2393-00
Case Numbers: 2024-8001-00; 2024-8002-00; 2024-8003-00; 2024-8004-00

Dear Martin Petrov:

Thank you for your third submission, which we started to process on Monday, November 25, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our significant comments. The following sections contain more specific comments, including those received from other city departments and community members.

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.

The estimated City Council hearing date is set for Monday, January 27, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Connor Culligan Craft Civil Design 23 Lincoln St Ste 200 Denver Co 80203
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\SDA\DA2393-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor text comments on the exhibits (Land Development Services).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No new comments.

2. Completeness and Clarity of the Application

- 2A. As part of City Council approval, staff will create a presentation, and the Council will have the opportunity to ask questions of both staff and the applicant. The council may ask questions regarding the future use of the site. Please note that City Council is held in person at City Hall on Monday nights. Please note that the public meeting will be held following the Planning Commission Public Hearing for the site plan approval. If the Planning Commission does not approve the site plan application, staff will recommend requesting a continuation for the ROW vacation requests.
- 2B. Per Land Development Services, there are minor text comments on the exhibits. These exhibits do not need to go through another round of review, but they do need to be uploaded into the City of Aurora Portal no later than Friday, January 3, 2025, in order to proceed to the scheduled decision date.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3.Civil Engineering (Hanagami, Kendra / 303.739.7295 / khanagam@auroragov.org)

- 3A. No further comments.

4.Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

- 4A. No further comments.

5.Utilities (Samantha Bayliff / sbayliff@auroragov.org / Comments in red)

- 5A. No further comments.

6.Fire / Life Safety (Mike Dean / 303.739.7447 / mdean@auroragov.org / Comments in blue)

- 6A. No further comments.

7.Land Development Services (John Doose / jdoose@auroragov.org / Comments in magenta)

- 7A. Minor text comments.

8.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

- 8A. No further comments.

9.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 9A. No new comments.