



Planning Division  
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May 24, 2021

Mark Witkiewicz  
Westside Investment Partners  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Second Submission Review – Aurora Crossroads – Master Plan Amendment**  
Application Number: **DA-2231-02**  
Case Numbers: **2020-7002-01**

Dear Mr. Witkiewicz:

Thank you for your second submission, which we started to process on Monday, May 3, 2021. 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.

No major issues remain, other than a comment related to future Site Plans. If you obtain approval from the Planning Commission, the amendment will be complete, and the electronic record will be updated. If approval is not obtained or there are changes as a result of Planning Commission action, another submission will be required.

Your estimated Planning Commission hearing date is set for Wednesday, May 26, 2021.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlanboy@auroragov.org](mailto:hlanboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Allison Wenlund, Norris Design 1101 Bannock St, Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2231-02rev2



## *Second Submission Review*

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

- Please note that if the sign is constructed within an easement or right-of-way, a license agreement will be required. Please illustrate this on the corresponding Site Plans.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No additional comments were received.

#### **2. Zoning and Land Use Comments**

2A. When application is made for the Site Plan, please consider including it as part of the Main Street Site Plan. If the preference is to have it as its own site plan, you may want to include the regional detention area which will assist in the development of future Site Plans.

#### **3. Architectural and Urban Design Issues**

3A. No additional comments.

#### **4. Signage Issues**

4A. No additional comments.

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

#### **5. Aurora Water (Ryan Tigera / (303) 326-8867/ [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)**

5A. No additional comments.

#### **6. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

6A. *Repeat comment:* If the proposed sign gets put in an easement or right-of-way, then it will have to be covered by a License Agreement. Show these proposed signs on the Site Plan, showing their locations and the relationship to any easements or right-of-way.