



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
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303.739.7250

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July 9, 2021

Jazzmine Clifton  
Colfax and Sable LLC  
18435 W. Colfax Ave.  
Golden, CO 80401

**Re: Technical Submission Review – Citadel on Colfax Drive Lane A – Site Plan**  
Application Number: **DA-1422-15**  
Case Number(s): 2017-6017-07

Dear Ms. Clifton:

Thank you for your first technical submission, which we started to process on June 28, 2021. City staff has reviewed it 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.

Only minor issues remain, but you will need to make another submission. Please revise your previous work and send us a second technical submission. Once these issues are corrected and are reviewed, the next step is Mylar recordation and progressing towards the Notice to Proceed. Please note that we can proceed to Mylars if the plan comments are resolved and only the license agreement issues remain.

Note that all our comments are numbered. When you resubmit for your final technical submittal, 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 feel free to email or call me. I may be reached at [atibbs@auroragov.org](mailto:atibbs@auroragov.org) or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II  
City of Aurora Planning Department

cc: Scott Brown, Galloway and Company, Inc., 6162 S Willow Drive #320, Greenwood Village, 80111 CO  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: k:\\$DA\1422-15tech1.rtf



## *Initial Technical Submission Review*

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

- Please note the easement dedication and license agreement issues remain unresolved by Real Property. If the next submittal has all other comments resolved, we can start the mylar process while waiting for them to be finalized.

### **PLANNING DEPARTMENT COMMENTS**

#### **2. Landscape Design** (Chad Giron / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / 303-739-7185 / comnts in bright teal)

##### Sheet 5 Landscape Plan

2A. Combine the two “# of Shrubs Required” column into one to avoid confusion.

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

#### **3. Life Safety** (Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303-739-7656 / comments in blue)

##### Sheet 2 Site Plan

3A. I apologize for missing the fire lane sign in past reviews. Fire lane sign locations are redlined on the plans. Please add required signs and file lane sign notes to the site plan.

#### **4. Public Works** / Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)

##### Sheet 3 Grading Plan

4D. Min 2% slope or provide concrete pan or underdrain. The slope of the swale on the drainage plan is 2%.

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

5A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns and Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

#### **6. Traffic Engineering** (Briana Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336 / comments in orange)

##### Sheet 5 Landscape Plan

6B. Repeated comment - This tree placement does not meet criteria in COA STD TE-13.3 (relocate). Min 50', but please also use the 20mph required distance. Regulatory signage needs to be visible for internal drives.