



Planning Division  
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January 17, 2024

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

**Re: Third Submission Review –** Fine Point Business Park Phase 1 - Site Plan and Plat  
**Application Number: DA-1964-04**  
**Case Numbers: 2023-6039-00;2023-3037-00**

Dear Mr. Kmiecik:

Thank you for your third submission, which we started to review on December 22, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237  
Rachid Rabbaa, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\1964-04rev3.rtf



## *Third Submission Review*

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

- Please label the (4) AG trees. Landscaping (Item 4)
- The pavement transition should occur past the northern property boundary. See more comments from Civil Engineering (Item 5)
- Meeting held on January 5, 2024 changes are anticipated to the overall utility layout and Life Safety issues. (Item 7&8)
- Please address all the comments from Land Development Services in the Site Plan and Plat (Item 9)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies (Xcel Energy).  
Name: DONNA GEORGE  
Organization: XCEL ENERGY PUBLIC SERVICE CO  
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202  
Phone: 3035713306  
Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)  
Comment: PSCo/Xcel Energy acknowledges the comment responses and requested changes made to the plat. No resubmittals are necessary.

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

- 2A. No comments.

#### **3. Landscaping Issues** (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal)

- 3A. Please label the (4) AG trees.

#### **4. Addressing** (Philip Turner/ 303-739-7271/ [pturner@auroragov.org](mailto:pturner@auroragov.org) / Comments in purple)

- 4A. No comments

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

#### **5. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 5A. The pavement transition should occur past the northern property boundary.
- 5B. This does not match the PIP. Revise to match the PIP.
- 5C. Advisory: ramps should be directional and meet COA standards. They will be reviewed in detail on the civil plans but as shown here, would not be approved on civils.
- 5D. Remove the cross pan. Cross pans are not permitted across collector streets.

#### **6. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 6A. No additional traffic comments (Traffic Letter & Site Plan acceptable)

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

- 7A. Meeting held on January 5, 2024; changes are anticipated to the overall utility layout.

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

- 8A. FDP Amendment and MUS must be approved prior to site plan approval.



- 8B. Meeting held on January 5, 2024 changes are anticipated to the overall utility layout. Please reach out prior to resubmittal if there are any questions on potential utility conflicts.

**9. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 9A. Access Easement called for on plat?
- 9B. Advisory Comment:
- 9C. The exterior boundary must match the subdivision boundary and without B&D's/Curve Data this cannot be confirmed. (Typical)
- 9D. Advisory Comment:  
Consistency between plat easement labels and site plan easement labels must be maintained.  
(plat calls only Fire Lane Easement)
- 9E. Should access be extended to match?

**PLAT**

- 9F. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 9G. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 9H. (Advisory Comment) Be advised - Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 9I. See the red line comments on the plat and site plan.
- 9J. See the advisory comment on sheet 1.
- 9K. What is cap on 2 1/4" Aluminum Pipe?
- 9L. Provide State Board-approved monument record.
- 9M. ROW Width & Recording Information per COA 2023 Subdivision Plat Checklist Item #14.
- 9N. Show abutting Lot Lines per COA 2023 Subdivision Plat Checklist Item #14.
- 9O. Match written description? Northwest Corner of the East Half of the Southeast Quarter of Section 8?
- 9P. Match sheet 4 and legend? (Typical)
- 9Q. Recording information for ROW per COA 2023 Subdivision Plat Checklist Item #14.
- 9R. Match written description? Northwest Corner of the East Half of the Southeast Quarter of Section 8?
- 9S. Sum of areas:
- 9T. 92,553 Sq. Ft. ROW  
+790,394 Sq. Ft. Lot 1  
+295,886 Sq. Ft. Lot 2  
+214,411 Sq. Ft. Tract A  
+ 98,429 Sq. Ft. Tract B  
=1,491,673 Sq. Ft. vs. 1,491,674 Written?
- 9U. Add street center line control per COA 2023 Subdivision Plat Checklist Item #13.f.
- 9V. Distance to easement? COA 2023 Subdivision Plat Checklist Item #16.b.
- 9W. LOT 1, BLOCK 1 COSTCO DEPOT AT PORTEOS SUBDIVISION FILING NO. 1 REC. NO. 2020000054565
- 9X. Monument boxes with rebar (provide).
- 9Y. Length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.
- 9Z. COA 2023 Subdivision Plat Checklist Item 13.f.