



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

AuroraGov.org

April 21, 2025

Randall Hertel
Tower Metropolitan District
20100 E 32nd Parkway
Aurora, CO 80011

Re: Technical Submission Review – 38th Extension Between Himalaya Rd and Odessa St - Site Plan
Application Number: DA-1127-49
Case Number: 2023-6057-00

Dear Randall Hertel:

Thank you for your technical submission, which we started to process on April 3, 2025. 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 issues remain, you will need to make a technical 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.

Please remember that all abutter notices for 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 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning Department

cc: Ryan Littleton, HR Green, INC.
Justin Andrews, ODA
Filed: K:\\$DA\1100-1199\1127-49tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add a note detailing that the remaining buildout of E 38th Ave from N Odessa St to N Piccadilly Rd will be completed by others. [Planning]
- There is a water line conflict with a tree. A suggested relocation is indicated in the ISP. [Landscaping]
- Phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project. Add a note stating this. [Civil Engineering]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments or concerns on this review cycle.

2. Planning Issues (Comments in teal)

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2A. Per the administrative decision conditions of approval, add a note detailing that the remaining buildout of E 38th Ave from N Odessa St to N Piccadilly Rd will be completed by others.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

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3A. What is the dashed line on the north edge of the curbside landscaping? Can it be turned off?

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3B. Water line(s) conflict with tree. Perhaps relocate it where indicated on the sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

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4A. Repeat comment from previous review. Please remove this verbiage “CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS”. Structural calculations must be submitted with 1st review of Civil Plans. See advisory note. Advisory Note: Structural calculations for this proposed retaining wall, per section 4.02.7 of the COA Roadway Design & Construction Specifications, will be required with the 1st review submittal of the Civil Plans.

4B. Repeat comment from previous review. Please add note that phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project.

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4C. Per previous meeting/discussion, grading should be shown on the plans for how this intersection with E. 36th Drive will work.