



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

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September 4, 2024

Bill Pyle
ERC Management
9150 Commerce Center Circle Unit 135
Highlands Ranch, CO 80129

Re: Technical Submission Review – I-225 & Mississippi Drive-Thru Coffee Shop – Conditional Use and Site Plan
Application Number: **DA-1077-02**
Case Numbers: **2023-6041-00, 2023-6041-01**

Dear Mr. Pyle:

Thank you for your technical submission, which we started to process on August 19, 2024. We reviewed it and attached our comments along with this cover letter. After our latest review, we have determined that another submission is not required.

Please use the mylar checklist as you prepare your Mylars to be submitted. The Mylar Checklist must be completed and submitted with your Mylars.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec
Planner I

cc: Jon Spencer, 2009 W Littleton BLVD #300. Littleton, CO 80120
Ben Bravenec, Case Manager
Megan Weikle, ODA
Filed: K:\\$DA\1077-02rev2.rtf



Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Twenty-Five (25) registered neighborhood organizations were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received.

2. Completeness and Clarity of the Application

2A. Approved

3. Urban Design and Site Plan Issues

3A. Approved

4. Architectural Design

4A. Approved

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in Teal)

5A. Approved

6. Addressing (Phil Turner / (303) 739-7336 / pturner@auroragov.org)

6A. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kendra Hanagami / (303) 739-7295 / Khanagam@auroragov.org/ Comments in Green)

7A. Approved

8. Traffic Engineering (Jason Igo / (303) 739 7584 / jigo@auroragov.org / Comments in Yellow)

8A. Approved

9. Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

9A. Approved.

10. Forestry (Rebecca Lamphear / (303) 739-7177 / rlamphea@auroragov.org)

10A. Approved.

11. Land Development Review (Roger Nelson / 720-857-2657 / ronelson@auroragov.org / Comments in magenta)

11A. Approved

12. Utilities (Jennifer Wynn / (734) 258-6523/ jwynn@auroragov.org / Comments in Red)

12A. Approved

13. Easements (Andy Niquette / (303) 739-7325 / aniquett@auroragov.org)

13A. Approved

14. Xcel Energy (Donna George / (303) 571-3306 / donna.I.george@xcelenergy.com)

14A. No further comments



RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 · Aurora, CO 80012
 303.739.7217 · Email: Planning@AuroraGov.org · AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for MYLAR recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU-TOD).	
	Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following: · One complete site plan set in PDF (can be emailed to the case planner). · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality	
	For properties within Adams County: · One complete set of signed and notarized MYLARs in 18" x 24" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	
	For properties within Arapahoe or Douglas Counties: · One complete set of signed and notarized MYLARs in 24" x 36" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

When ready to submit the MYLARs, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online