



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

Worth Discovering • auroragov.org

April 30, 2021

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

Re: Second 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 second submission, which we started to process on April 9, 2021. City staff has reviewed it and attached our comments along with this cover letter. Only minor issues remain, so we will proceed with an administrative decision as outlined in the second to last paragraph on this page. The remaining comments may be addressed through the technical review process. **Please note, payment of the outstanding invoice of \$10,240 was due at second submittal and is past due.** We will not proceed with an administrative decision unless this invoice is paid promptly.

Note that the remaining minor comments are numbered. When you resubmit for the technical submittal, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your Administrative Decision date is scheduled for Wednesday, May 12, 2021. Please remember that all abutter notices for administrative decisions 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 public 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please feel free to email or email me. I may be reached at 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:\SDA\1422-15rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please note the easement dedication issues that remain unresolved by Real Property. Please proceed with Real Property as soon as possible or your final document approval and mylar process could be delayed.

PLANNING DEPARTMENT COMMENTS

1. Planning and Development Services (Aja Tibbs / atibbs@auroragov.org / 303-739-7227 / comments in teal)

1A. It appears that the fee payment due at second submittal has not been paid. This must be paid before proceeding to and administrative decision. Please contact me if you have any questions or concerns.

2. Landscape Design Issues (Kelly Bish, PLA, LEED AP/ kbish@auroragov.org / 303-739-7189 / comments in bright teal)

Sheet 5 Landscape Plan

2A. Update the landscape table provided to reflect the actual requirements for curbside landscaping and not street frontage buffers. See redlines for specific corrections.

2B. Remove the notes relative to construction activities. The city does not review construction drawings.

2C. Update the note regarding maintenance and installation of the landscaping to reflect what has been provided on the Cover Sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Life Safety (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / comments in blue)

Sheet 2 Site Plan

3A. See comments for 26' fire lane easement.

4. Public Works / Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

Sheet 1 Cover Sheet

4A. Please remove AutoCad SHX text items in the comment section. Please fallen to reduce select-ability of the items.

4B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2 Site Plan

4C. Street lights are required on this portion of the private drive. Show/label proposed street lights. Include proposed fixture. Street light locations are determined by photometric analysis an not by spacing. Please refer to the draft lighting standards.

Sheet 3 Grading Plan

4D. Pedestrian railing is required when there is 3:1 slope next to a sidewalk

5. Real Property / Maurice Brooks / 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) for the easement concerns and Contact Grace Gray (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 / 303-739-7336 / comments in orange)

Sheet 2 Site Plan

6A. Extend sidewalk to property line so that in the future if an E/W connection is made there would be no change to this Site Plan.

Sheet 5 Landscape Plan

6B. Review this tree placement vs COA STD TE-13.3. Min 50', but please also use the 20mph required distance. Regulatory signage needs to be visible for internal drives.