

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



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March 19, 2020

Bruce Stokes  
Kingspoint, LLC  
3033 E First Ave, Suite 305  
Denver, CO 80206

**Re: Fourth Technical Submission Review – King’s Point CSP No 1**  
Application Number: **DA-1609-16**  
Case Number: **2016-4013-00**

Dear Mr. Stokes:

Thank you for your technical submission, which we began to process on March 13, 2020. We reviewed it and have attached our comments along with this cover letter.

Very minor issues remain. Please email updated drawings prior to the production of the Mylar set so staff can do one final quality assurance review. A Mylar checklist is attached for your reference and use.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, Planning Supervisor  
City of Aurora Planning Department

Cc: Mindy Parnes, Planning Department  
Eva Mather, Norris Design  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA Project Manager

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## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please make edits as noted by Real Property.
- ✓ Please note that the sidewalk along Parker Road will have to be built concurrently with Phase 1 improvements. Continue to work with PROS and the Town of Parker on the design.
- ✓ Please note the updated location of the sign.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green.

#### 1. Community and External Agency Comments

1. During this review cycle staff received no comments from the public.

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

Address the following items:

- A. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.
- B. You may consider zooming in on the vicinity map to show everything within ¼ mile of the site.
- C. Please ensure that minor amendments to the site plan are submitted for house models when the builder is identified.
- D. Please note that the sidewalk along S Parker Road needs to be constructed with the Phase 1 infrastructure improvements, which includes the construction of Aurora Parkway.
- E. Please note location of sign on the site plan – that changed with the redesign of Aurora Parkway.

#### 3. Landscape Design Issues

Debbie Bickmire/ [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org)/ (303) 739-7261/ Comments in teal clouds.

- A. No additional comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering

Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306

- A. Comments not available of the date of this letter; they will be forwarded when they are available.

#### 5. Real Property

Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294

- A. No additional easement comments (Andy Niquette).

*Plat*

- B. Send in the updated title commitment, and add the commitment number and date.
- C. Send in an updated Certificate of Taxes Due for the current owner.
- D. Add all public right-of-way names within ½ mile of the site.
- E. Update the note under “Covenants” as marked.
- F. Send in the State Monument records for the aliquot corners.
- G. Monument boxes with rebar (provide 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 2017.
- H. Add curve data and Tract designations where noted.
- I. Please ensure there is no obscured text and labels are spaced appropriately.
- J. The 35’ pipeline easement will need to be released before any permits are accepted. When complete, send a copy of the recorded easement vacation for verification.



- K. Ensure that overall lot distances are correct.
- L. Add bearings and deltas where marked.

*Site Plan*

- M. Any physical feature located in the drainage easements will need to be covered by a license agreement. Contact Grace Gray to start the license agreement process, or modify a master license agreement, if applicable.
- N. Add curve data where noted.

**7. Parks, Recreation and Open Space (PROS)**

Curtis Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131

- A. Please construct the sidewalk along S Parker Road to connect with the future regional trail and crossing. Continue to work with PROS and the Town of Parker on the design.



## City of Aurora Planning and Development Services Department

### MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

**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 bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ 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 approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
  - [https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards\\_11\\_28\\_2016.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf)
  - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
  - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
  - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
  - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
  - **Adams County**
    - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. For plats one complete set 18 inch by 24 inch
  - **Arapahoe County & Douglas County**
    - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
    - d. For plats, one complete set of 24 inch by 36 inch plats

*\*Allow 10 or more business days for Mylar processing*

Project Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Note: This form is also available online