



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

July 19, 2024

Arend Accola  
Highline Village Townhomes II LLC  
5777 E Evans Unit #1  
Denver, CO 80222

**Re: Third Submission Review:** Highline Canal Apartments – Site Plan and Replat  
**Application Number:** DA-2381-00  
**Case Numbers:** 2024-4011-00; 2024-3012-00

Dear Mr. Accola:

Thank you for your third submission, which we started to process on July 01, 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: Jon Spencer-Farnsworth Group Inc. 5613 DTC Parkway Ste1100 Greenwood Village CO 80111  
Cesarina Dancy, ODA  
Filed: K:\\$DA\DA-2381rev3



## *Third Submission Review*

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

- Data Table Information (Planning)
- **Please provide a Letter of authorization from the property owner. - We need it ASAP.**
- Signage (Planning)
- Parking (Planning)
- Turn the accessibility route information off on the landscape plan sheets (Landscaping)
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Addressing)
- See all of the comments and redlines from Civil engineering on Site Plan (Engineering)
- See all of the comments and redlines on Site Plan and Plat (Life safety)
- This site plan can not be approved until the Preliminary Drainage Report is approved (Water)
- Please contact Aurora Forestry - plan cannot be approved until tree mitigation has been paid. (Forestry)
- See comments and redlines on Plat (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No further comments were received from outside agency referrals.

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

- 2A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 2B. Please provide a Letter of authorization from the property owner.
- 2C. Open Space – Please provide a table and key map breaking down the percentage of the 20% open space.
- 2D. Please add the number of units to the data table.

#### **3. Parking Comments**

3A. Please show the specific location of the covered parking.

#### **4. Architectural and Urban Design Comments**

4A. No comments.

#### **5. Signage & Lighting Comments**

5A. Show the wall sign location with the next submittal.

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **6A. Sheet 10**

- Please turn the accessibility route information off on the landscape plan sheets.
- The identified parking spaces were initially thought to be covered parking. The easement line was mistaken as a delineation for covered parking, but there are too many parking spaces in a row per the UDO without a landscaped parking lot island. The site does also have extra parking above what is required by the code.

#### **7. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **8. Civil Engineering** (Moustapha Agrigan / 303-739-7455 / [MAgrigan@auroragov.org](mailto:MAgrigan@auroragov.org) / Comments in green)

- 8A. Please add the following note: "Proposed cross-pan locations are conceptual. Final locations will be review in the civil plan submittal."
- 8B. Please extend the sidewalk to pass the inlet structure. The reason is to reduce sediment deposits in the inlet structure and erosion.
- 8C. Show the path.
- 8D. Please add the following note: "Proposed street light (in the ROW/Public) locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8E. Show the proposed streetlights in the ROW locations, TYP.

### **9. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [DJKaiser@Auroragov.org](mailto:DJKaiser@Auroragov.org) / Comments in orange)

- 9A. No comments.

### **10. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [SKirchn@Auroragov.org](mailto:SKirchn@Auroragov.org) / Comments in blue)

#### **10A. Site Plan Comments**

##### **Sheet 2**

- Add fire lane sign with both arrows here.
- This label is not pointing to the easement.

##### **Sheet 3**

- Please identify third van accessible space.
- Show accessible route in this area.
- Change to left.
- Will all of this 30' be fire lane easement? If not, please show the 26' section separately.
- Remove these lines and outside turning radius. They do not represent the fire lane easement.
- Note:  
If there is a concern with meeting the turning radii for the fire lane easement, you can provide an autoturn template that shows that an apparatus can navigate through the fire lane easement. I have provided the fire department vehicle that is to be used with the template and an example of what needs to be provided.

##### **Sheet 6**

- Grade is too steep in accessible route.

##### **Sheet 15**

- Repeat request. This Knox box location is not consistent with the location shown on other site plan sheets. Please correct.

##### **Sheet 17**

- Repeat request to show and label the paths of exit discharge on photometric sheet. See notes below.

##### **Sheet 18**

- Repeat request to have fire lane easement follow face of curb. Inside turning radius of 26' is required.

#### **10B. Plat Comments**

- Minimum inside turning radius for a 26' fire lane easement is 26'.
- Note: If there is a concern with meeting the turning radii for the fire lane easement, you can provide an autoturn template that shows that an apparatus can navigate through the fire lane easement. I have provided the fire department vehicle that is to be used with the template and an example of what needs to be provided.



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**11. Aurora Water** (Jenny Wynn / 734-258-6523 / [JWynn@Auroragov.org](mailto:JWynn@Auroragov.org) / Comments in red)

11A. This site plan can not be approved until the Preliminary Drainage Report is approved.

11B. Remove tree from easement.

**12. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

12A. Please contact Aurora Forestry plan cannot be approved until tree mitigation has been paid.

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

13A. **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.)

13B. **Advisory Comment**-Send in the Certificate of Taxes Due 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.)

13C. **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.**

13D. Send in the State Monument Records for the aliquot corners used in the plat.

**Subdivision Plat**

13E. Sheet 2: Fully describe the pipe material (SW Corner S32).

13F. Sheet 3: Will there be a need for an offsite public access and fire lane easement to tie into E. 17th Avenue. Confirm with Fire Safety.

**Site Plan**

13G. No comments at this time.

**Easement Vacations:**

13H. The preamble should include reference to the City, County, and State.