

Planning Division
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Aurora, Colorado 80012
303.739.7250



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June 9, 2022

Luis Silva
Modern Design Construction
90 W 84th Avenue
Denver, CO 80260

Re: Second Submission Review – E 38th Ave & Helena St – Zoning Map Amendment
Application Number: **DA-2311-00**
Case Numbers: **1982-2015-00**

Dear Luis Silva:

Thank you for your second submission, which we started to process on April 19th, 2022. 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.

Since some minor technical issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 24th, 2022.

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.

Your estimated City Council hearing date is still set for July 11th, 2022. Please remember that all abutter notices for 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 decision 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.

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 1
City of Aurora Planning Department

cc: Andy Olree, Design Edge Architects
Scott Campbell, Community Engagement Coordinator
Megan Weikle, ODA
Filed: K:\SDA\2300-2399\2311-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add the boundary of the Parcel (Block) dimensions - bearings and distances and existing Lot lines.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal)

- 2A. There were no completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal)

- 3A. There are no comments specific to the Zoning and Land Use on this review.

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. There were no streets or pedestrian comments on this review.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Conceptual Site Plan]

- 5A. Add the boundary of the Parcel (Block) dimensions - bearings and distances and existing Lot lines (typ.).