

May 28, 2025

Rachid Rabba
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: *Third Submission Review – Fine Parking Building 6 - Site Plan and Plat*
 Application Number: DA-1964-05
 Case Numbers: 2024-6043-00; 2024-3054-00

Dear Rachid,

Thank you for the comments on May 6th, 2025, for the above-mentioned project. To address your comments concisely and simplify your review of the third submission, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: THIRD SUBMISSION REVIEW COMMENTS

PLANNING DEPARTMENT

Rachid Rabba / 303.739.7541 / rrabbaa@auroragov.org

Thank you for your first technical submission, which we started to review on April 22, 2025. 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. 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

■ *Response: Acknowledged.*

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove these roadway cross sections since they are not part of PA-2A (Civil Engineering - Item 2)
 - *Response: The roadway cross sections have been removed.*
- Add ADT, design speed, and clear zone on roadway typical. (Traffic Engineering - Item 3)
 - *Response: ADT, design speed, and clear zone have been added on the Powhaton typical section.*

- See the Comments on the Plat (Land Development Services - Item 7)
 - *Response: Comments have been reviewed and addressed.*

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. No comments
- *Response: Acknowledged.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering

Farhad Sarwari / 303-739-7306 / fsarwari@auroragov.org / Comments in green

- 2A. Sheet 2: Please remove these roadway cross sections since they are not part of PA-2A (this project).
- *Response: The requested roadway cross sections have been removed.*
- 2B. Sheet 3: Please provide a reference number/document for this sidewalk easement since it is not part of the Plat for this project.
- *Response: This sidewalk easement is in the process of being recorded, so the recording number has been left blank until the recording occurs.*
- 2C. Sheet 6: Please match the hatching as your previous submittal.
- *Response: The hatching has been updated to have the lines removed and only includes the shading to make the plan more readable.*

3. Traffic Engineering

Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber

- 3A. Sheet 2: New comment that was missed in previous reviews. Add ADT, design speed limit, and clear zone.
- *Response: The requested information has been added to the typical section.*

4. Land Development Services

Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta

- 4A. See the Advisory Comments on the first page of the Plat.
- *Response: Advisory comments have been addressed.*
- 4B. Send the Statement of Authority for these Ownerships.
- *Response: Statement of Authority has been provided.*

Page 2

- 4C. Send the Title for Review – some new comments may come about from this review..
- *Response: Title will be sent with final submittal.*

- 4D. In Note #7: is the street name there, correct? Were there other streets?

- *Response: Street name has been revised.*

Page 3

4E. Change "Dedicated" to Granted."

- *Response: The text has been changed.*

4F. Above Lot 1, see comment: Page 4 has Fine Point Business Park Sub. Filing No. 2 - show the boundary of the Subdivision, if it exists at the time of platting.

- *Response: Filing No. 2 has not been recorded at this time.*

Page 4

4G. Add the reception number for the plat.

- *Response: Filing No. 2 has not been recorded at this time.*

4H. Change "Dedicated" to Granted."

- *Response: The text has been changed.*

Page 7

4A. Change "Dedicated" to Granted."

- *Response: The text has been changed.*

4B. Detail H: add the tic marks at the change of direction on the easement line.

- *Response: Tic marks have been added.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or Brad.Cooney@Kimley-Horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, PE

Project Manager