



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

AuroraGov.org

September 30, 2024

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

Re: Fourth 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 fourth submission, which we started to process on September 11, 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 *after* the Planning and Zoning Commission hearing date.

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.

The estimated Planning & Zoning Commission hearing date is tentatively set for October 23, 2024. Please remember that all abutter notices for public hearings 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.

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.

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-2381rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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. No comments.

3. Parking Comments

3A. No comments.

4. Architectural and Urban Design Comments

4A. No comments.

5. Signage & Lighting Comments

5A. No comments.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

6A. No comments.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@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 / Comments in green)

8A. Minimum inside fire lane easement is 26 feet.

9. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

9A. Site Plan Comments

Fire Autoturn

- Provide colored drawing showing front and rear wheel tracks. See information provided. TYP

Sheet 2

- This area needs to be part of the fire lane easement dedication.

Sheet 3

- Until autoturn template is approved, these internal turn radii need to be 26'.

Sheet 15

- Show FDC and Knox box in this location.

9B. Plat Comments

- Until autoturn template is approved, these internal turn radii need to be 26'.

10. Aurora Water (Jenny Wynn / 734-258-6523 / JWynn@Auroragov.org / Comments in red)

10A. Advisory Comment: Preliminary Drainage Study must be accepted before site plan can be accepted.

10B. Easement naming should match the plat

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

11A. Please contact Aurora Forestry, the plan cannot be approved until tree mitigation has been paid.

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat:

- 12A. (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.)
- 12B. (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.)
- 12C. (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.
- 12D. Send in the State Monument Records for the aliquot corners used in the plat. (for 0182132308007)
- 12E. See the red line comments on the plat and site plan.
- 12F. Subdivision Plat:
- 12G. Sheet 1: Add the items needed as indicated.
- 12H. Sheet 1: Send in the Statement of Authority for the owners represented here
- 12I. Sheet 1: Update Note #7 and move #8 from the Notes (its not a plat Note.)
- 12J. Sheet 1: Add the rest of the City of Aurora Approvals as indicated
- 12K. Sheet 2: Add Subdivision where its indicated
- 12L. Sheet 2: delete the Notice (re: PSCO note) it does not belong on the plat. It can be added to a Site plan or other documents



12M. Sheet 3: The offsite public access and fire lane easement to tie into E. 17th Avenue. Confirm the size and configuration as it ties into the existing R.O.W.

12N. Sheet 4: change this configuration to match the plat dedicated R.O.W. – See the Jasper & 17th Warehouse Subdivision Filing No. 1plat

Site Plan:

12O. Add Subdivision in the legal description.

12P. Match the names of the easements to the plat names – throughout the rest of the pages.

12Q. Label the easements dedicated on the plat.