



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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May 13, 2024

Darius Kerman
Kerman Investments, LLC
3800 Irving St Ste 10
Denver, CO 80211

Re: Technical Submission Review – AFC Urgent Care – Site Plan and Plat
Application Number: **DA-2347-00**
Case Numbers: **2023-6021-00; 2023-3016-00**

Dear Mr. Kerman:

Thank you for your technical submission, which we started to process on April 30, 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. All review comments have been resolved for this application, so no further review submission is required.

Please note that Storm Drain Development Fees must be paid ahead of recordation.

When ready, please send in the final documents for the Site Plan and Plat. Plat mylars may be processed with final digital copies, but the site plan mylars will need to be printed per the county recording requirements. When printing final mylars, please utilize the attached Mylar Checklist and include it with your mylars. The mylars should be mailed into the Planning & Development Services Department at the address below:

ATTN: Ariana Muca
Planning & Development Services Department
15151 E Alameda Pkwy, Ste 2300
Aurora, CO 80012

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II
City of Aurora Planning Department

cc: Robert Walker, Agent
Jazmine Marte, Office of Development Assistance
Filed: "K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2347-00tech3"



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm Drain Development Fees are to be paid ahead of mylar recordation.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Architectural and Urban Design Comments

3A. No further comments.

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

4A. No further comments

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

6A. No further comments.

7. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

7A. No further comments.

8. Fire/Life Safety (Gail Pough / 303-618-4077 / gpough@auroragov.org / Comments in blue)

8A. No further comments.

9. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Sheet 5

9A. No further comments.

10. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

10A. No further comments

11. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

11A. No further comments.

12. Revenue (Melody Oestmann / moestman@auroragov.org / 303-739-7244)

12A. Storm Drain Development Fee Due .88 acre x \$1,242.00 = \$1,092.96.

13. Colorado Department of Transportation (Steve Loeffler / steven.loeffler@state.co.us)

13A. No new comments.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

14A. No further comments.



Mylar Checklist

15151 E. Alameda Parkway, Suite 2300 • Aurora, CO 80012 •
303.739.7217 planning@auroragov.org • AuroraGov.org/planning

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 30 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.
- ☐ 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: _____