



Planning Division  
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January 13, 2021

Lyle Artz  
Fitzsimons Redevelopment Authority  
12635 E Montview Blvd, Suite 100  
Aurora, CO 80045

**Re: Second Technical Submission Review – E 23<sup>rd</sup> Ave Peoria to Scranton Parkway – ISP**  
Application Number: **DA-1233-50**  
Case Numbers: **2021-6027-00**

Dear Mr. Artz:

Thank you for your second technical submission, which we started to process on Wednesday, November 17, 2021. 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 some issues remain, you will need to make another submission. Please revise your previous work and send us a technical submission on or before Friday, January 28, 2022.

There is only one comment left from Aurora Water.

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) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Skip Cromley, Martin/Martin, Inc. 12499 W Colfax Ave, Lakewood, CO 80215  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1233-50tech2



## *Second Technical Submission Review*

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

- Please remember the license agreement process must be complete prior to recordation of the ISP.
- Update minor notes on the landscape plan.
- This project is ready for mylars provided minor landscape items are updated. Please send a PDF with the changes so that an off-line review can take place.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No community comments were received during this review period.

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

2A. Please email a CAD file to me. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

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

*Sheet 1*

3A. Update note 5 to replace the developer, his successors and assigns to the Fitzsimons Redevelopment Authority or future property owner.

*Sheet 7*

3B. Change the note where indicated to the Fitzsimons Redevelopment Authority or future property owner, all sheets.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

#### **5. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

5A. No additional comments.

#### **6. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Sheet 3*

6A. Per the approved GDP as well as 2020 specifications, any planned sanitary under roadway must be installed and have the benefit of an outfall to existing infrastructure prior to acceptance of the utility. Justification must be provided through a variance stating why Sanitary Sewer is not being provided in 23rd per the GDP. Please take into account other sites that would benefit from the extension (i.e. to the north of this site). This variance needs to be approved prior to any plan approval for work in 23rd.

#### **7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

7A. There are objects (sandblasted concrete, type III Barriers and bench toppers) that are located in the R.O.W. that need to be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start or continue the processes.