



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

*AuroraGov.org*

December 13, 2024

Dan Kmiecik  
Ambrose Property Group  
8888 Keystone Crossing Suite 1150  
Indianapolis, IN 46240

**Re: Fourth Technical Submission Review – Fine Parking – Master Plan Amendment**  
Application Number: **DA-1964-03**  
Case Number: **2014-7003-01**

Dear Dan Kmiecik:

Thank you for your fourth technical submission, which we started to process on November 27, 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.

Note that all our comments are numbered. When you resubmit, include a comment response 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 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa  
Planner III  
City of Aurora Planning Department

cc: Brad Cooney, Kimley Horn  
Lorianne Thennes, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1900-1999\1964-03tech4



## *Fourth Technical Submission Review*

- Minor comments to revise limits of exhibits to match the text and include streetlights in the narrative for 56th (Engineering)
- Please see comments regarding the MUS (Aurora Water)

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

#### **PLANNING DEPARTMENT COMMENTS**

**1. Planning** (Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / Comments in blue)

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

1A. No comments.

##### **2. Tab 1: Letter of Introduction**

2A. No comments.

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

**3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### **TAB 13 PIP**

- 3A. Minor comments to revise limits of exhibits to match the text and include streetlights in the narrative for 56th.
- 3B. Add: "and public streetlights."
- 3C. Revise the exhibit to show the limits of 56th begin from Jackson Gap to Powhatan.
- 3D. Revise the exhibit to match the text with regards to the limits of 56th for this planning area.

**4. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

#### **Master Utility Study**

- 4A. Please update this to 4,000 gpm.
- 4B. Going through these numbers I am only getting 125.1 acres in DP1. This is also impacting all related calculations.

**5. PROS** (Scott Hammons / 303-739-7131 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)

#### **Tab 8**

5A. No comments.