



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

*AuroraGov.org*

April 10, 2025

Mike Humphrey  
Landings at Jewell LLC  
2407 Morningview Trail  
Castle Rock, CO 80109

**Re: Third Technical Submission** – The Landings at Jewell Infrastructure Site Plan and Plat  
Application Number: **DA-1781-03**  
Case Numbers: **2005-6048-06; 2022-3075-00**

Mike Humphrey:

Thank you for your third technical submission, which we started to review on April 1, 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.

Several issues remain and another technical review will be required. Please revise your previous work and send us a new 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.

Please note, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7126 or [jfettig@auroragov.org](mailto:jfettig@auroragov.org).

Sincerely,

Jeremiah Fettig, AICP  
Planner II  
City of Aurora Planning Department

cc: Aaron Thompson, Aperio Property Consultants  
Justin Andrews, ODA  
Filed: K:\\$DA\1781-03tech3



## *Third Technical Submission Review*

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

- Technical comments on ISP and Traffic Study
- Resubmittal of the plat for review
- Confirmation the required avigation easement has been executed and recorded
- Payment of stormwater development fees prior to recordation of the plat

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.
- 1B. No comments were received from outside agency organizations during this review.

#### **2. Application**

- 2A. **Advisory comment:** storm drain development of \$14,071.86 due prior to the recording of the plat and infrastructure site plan. Please contact Melody Oestman with Aurora Water at [moestman@auroragov.org](mailto:moestman@auroragov.org) or 303.739.7244 for the invoice and additional information.

#### **3. Site Plan**

- 3A. No additional comments on the ISP at this time.

#### **4. Plat**

- 4A. There may be additional comments on the plat. Please resubmit for review.

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

#### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / (Comments in orange))

##### **TIS Comments:**

- 5A. Current traffic volumes on Jewell Avenue, in the vicinity of the site, would not warrant traffic signalization of intersections in the area. When the Site Plan application for the currently proposed gas station located at the SW corner of Jewell Avenue and Rome Street a traffic signal warrant evaluation shall be conducted.

##### **Site Plan**

- 5B. Sheet 1: Add note: (Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Jewell Avenue and Rome Street, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
- 5C. Sheet 2: Show transition to existing pavement.
- 5D. Sheet 2: Show WB right turn lane and taper. Call out storage length and taper rate/lengths. Add R3-7R sign.
- 5E. Sheet 2: **Previous comment not addressed:** add 13 sign.
- 5F. Sheet 2: **Previous comment not addressed:** show separate EB right turn lane for ultimate condition.
- 5G. Sheet 2: **previous comment not addressed:** show separate EB right turn lane for ultimate condition
- 5H. Sheet 2: Move Sign.
- 5I. Sheet 2: R3-7R Right Lane Must Turn Right.
- 5J. Sheet 2: Keep Right.



- 5K. Sheet 2: Add NB-SB crosswalk signs.
- 5L. Sheet 2: Add NB-SB crosswalk signs.
- 5M. Sheet 2: **Previous comment not addressed:** add intersection sight triangles per COA TE-13.

**6. Land Review Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Subdivision Plat**

- 6A. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.  
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.
- 6B. Send in update to the title commitment.
- 6C. Change "Utility" to "Water" in detail C.
- 6D. Make Fire Lane two words in detail C.