

March 24, 2025

Rachid Rabba  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: *Third Submission Review – Fine Parking Building 6 - Site Plan and Plat  
Application Number: DA-1964-05  
Case Numbers: 2024-6043-00; 2024-3054-00***

Dear Rachid,

Thank you for the comments on March 19, 2025, for the above-mentioned project. To address your comments concisely and simplify your review of the third submission, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: THIRD SUBMISSION REVIEW COMMENTS**

### **PLANNING DEPARTMENT**

**Rachid Rabba / 303.739.7541 / rrabba@auroragov.org**

Thank you for your second submission, which we started to review on March 04, 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.

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 Administrative Decision.

The Administrative Decision has been scheduled for April 16, 2025. Please remember that all abutter notices must be sent, and the site notification posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

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.

- *Response: Acknowledged.*

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

- Please provide sidewalk easement in this area and a curved sidewalk connected to the proposed ramp. Please refer to the NE corner of this project for an example. (Civil Engineering - Item 3)
  - *Response: The sidewalk has been updated per requests and an easement has been added.*

- PG looks to be over three feet tall within the sight triangle, please verify (Traffic Engineering - Item 4)
  - *Response: PG has been replaced with alternate vegetation in this area.*
- See the Advisory Comments on the plat (Land Development Services - Item 7)
  - *Response: Advisory comments have been reviewed.*

## PLANNING DEPARTMENT COMMENTS

### 1. Completeness and Clarity of the Application

- 1A. No comments
- *Response: Acknowledged.*

### 2. Landscaping Issues

- Tammy Cook / 954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal**
- 2A. No comments
- *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 3. Civil Engineering

**Farhad Sarwari / 303-739-7306 / fsarwari@auroragov.org / Comments in green**

- 3A. Please provide sidewalk easement in this area and a curved sidewalk connected to the proposed ramp. Please refer to the northeast corner of this project for an example.
- *Response: The sidewalk has been updated per requests and an easement has been added.*
- 3B. Please show the existing ramp on the other side of the street to demonstrate the connectivity of ramps. They should at least face each other's opposite sides.
- *Response: The viewport has been updated to show the other side of the street.*
- 3C. Please refer to the Plat and revise these radii. It is currently shown as 15' radii on the Plat (C23). It should match this site plan (25').
- *Response: The Plat has been updated to be 25' for this radius.*

- 3D. Typo. Please remove 1Check all grading sheets.
- *Response: The typo has been corrected from the notes on all of the grading sheets.*

### 4. Traffic Engineering

**Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber**

- 4A. PG looks to be over 3 feet tall within the sight triangle. Verify if this can be planted here.
- *Response: PG has been replaced with alternate vegetation in this area.*

### 5. Fire / Life Safety

**Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue**

**5A.** No comments

- *Response: Acknowledged.*

**6. Aurora Water**

**Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red**

**6A.** No comments

- *Response: Acknowledged.*

**7. Land Development Services**

**Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta**

**7A.** See the Advisory Comments on the first page of the plat.

- *Response: Advisory comments have been addressed.*

**7B.** Change the margins to meet the City of Aurora standards for subdivision plats.

- *Response: Margins have been verified.*

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**7C.** Note #4: update the Title date to be within 30 days of the plat approval/recording date.

- *Response: The title date is within 30 days of the plan approval/recording date.*

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**7D.** Add and label the Section Corner at this end of the Basis of Bearing line - match the Monument Records.

- *Response: The Section Corner has been added and labeled.*

**7E.** Fill in the blanks, as indicated. (Plat name to the North & the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances, and curve data that will encompass the sidewalk

- *Response: The plat name to the north has been provided, but filing number 2 has not been recorded as of this submission. No reception number is available. The sidewalk easement has been dedicated on the plat and requested information shown.*

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**7F.** Fill in the blanks, as indicated. (the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances, and curve data that will encompass the sidewalk.

- *Response: The sidewalk easement has been dedicated on the plat and requested information shown.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or [Brad.Cooney@Kimley-Horn.com](mailto:Brad.Cooney@Kimley-Horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Brad Cooney', with a stylized flourish at the end.

Brad Cooney, PE

Project Manager