

Planning Division
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January 4, 2024

Nick Singh-Sandhu
Nicks Investments LLC
6180 S Oak Hill Way
Aurora, CO 80016

Re: Third Submission Review – Nick’s Convenience – Jackson Gap at Porteos – Site Plan and Plat
Application Number: **DA-1903-35**
Case Numbers: **2023-6040-00, 2023-3038-00**

Dear Nick Singh-Sandhu:

Thank you for your third submission, which we started to process on December 13th, 2023. 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 issues remain, you will need to make a technical submission after your Administrative Decision date. Please revise your previous work and send us a new submission after January 24th, 2024.

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.

Your Administrative Decision date is set for January 24th, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause your administrative 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Steve Cromer, The Dimension Group
Jazmine Marte, ODA
Filed: K:\SDA\1900-1999\1903-35rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Several comments related to the street frontage buffer. This buffer is measured from the back of walk, not the face of walk. [Landscaping]
- Send in the updated Title Commitment and Certificate of Taxes Dues. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments on this first review cycle.

2. Completeness and Clarity of the Application

2A. There were no more completeness or clarity comments on this application.

3. Zoning and Land Use Comments

3A. There were no more zoning or land use comments on this review.

4. Streets and Pedestrian Issues

4A. There were no more streets or pedestrian issues on this review.

5. Parking Issues

5A. There were no parking issues identified on this review.

6. Architectural and Urban Design Issues

6A. There were no more architectural or urban design issues on this review.

7. Signage Issues

7A. There were no more signage comments on this review.

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

[Site Plan Page 5]

- 8A. Update where indicated the call-outs for the curbside landscape areas which are technically street frontage buffers.
- 8B. Don't use the term turf as Aurora Water will associate that with sod. If a label is necessary, just use ornamental grasses.
- 8C. The snippet provided on this sheet is from the site plan. The call out for the wall on the site plan indicates a 42" tall wall. The call out here is indicating only 36". Is the intent to have a 42" high wall.
- 8D. Add a ground plane treatment to the area indicated along the east internal drive. Perhaps a rock mulch.
- 8E. Provide the street frontage buffer measurement from the back of walk and not the face of walk.
- 8F. The street frontage buffer requirement is being met without this evergreen tree. Given its proposed location under the two deciduous canopy trees, it will eventually be shaded out and should the deciduous trees not be limbed up in the future, there could be a conflict between the trees in this area. Suggest removing this one evergreen.
- 8G. All shrubs should be five-gallon size at time of installation.
- 8H. Remove contractor notes as the city Planning Department does not review landscape construction drawings. Please do include a note regarding the mulch treatment.

[Site Plan Page 6]

- 8I. Update the landscape note per the comment provided.
- 8J. Update the landscape calculations where indicated.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

9A. There were no more comments from Civil Engineering on this review.

10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

10A. Trip generation letter acceptable, no more Traffic Engineering comments.

11. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 4]

11A. Match the plat when naming the easements.

12. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@aurorgov.org / Comments in red)

12A. There were no more comments from Aurora Water on this review.

13. TAPS/Aurora Water (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

13A. Unpaid tap fees totaling **\$2,034.40** are due prior to mylar recordation.

14. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Page 2]

14A. License Agreement may be needed for the monument sign- check with Engineering Dept.

14B. Change key note 22 to say “pocket water easements...”

[Plat Page 1]

14C. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) 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. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

14D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

14E. Fill in the recording number blanks.

15. Denver International Airport (Brodie Ayers / 303-342-2804 / brodie.ayers@flydenver.com)

15A. No comments beyond those provided in October 2023

[Repeated Comments]

15B. The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

15C. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via



the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.