



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
Phone 303.739.7250

AuroraGov.org

May 6, 2025

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

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

Dear Dan Kmiecik:

Thank you for your first technical submission, which we started to review on April 22, 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. 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.

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 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237
Joe Detmer - Kimley-Horn 6200 S Syracuse Way, Ste 300 Greenwood Village, CO 80111
Rachid Rabbaa, Case Manager
Lorianne Thennes, ODA
Filed: K:\SDA\1964-05tech1.rtf



First Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove these roadway cross sections since they are not part of PA-2A (Civil Engineering - Item 2)
- Add ADT, design speed, and clear zone on roadway typical. (Traffic Engineering - Item 3)
- See the Comments on the Plat (Land Development Services - Item 7)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Farhad Sarwari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

- 2A. Sheet 2: Please remove these roadway cross sections since they are not part of PA-2A (this project).
- 2B. Sheet 3: Please provide a reference number/document for this sidewalk easement since it is not part of the Plat for this project
- 2C. Sheet 6: Please match the hatching as your previous submittal.

3. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 3A. Sheet 2: New comment that was missed in previous reviews. Add ADT, design speed limit, and clear zone.

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

PLAT

- 4A. See the Advisory Comment on the first page of the Plat.

- 4B. Send the Statement of Authority for these ownerships.

Page 2:

- 4C. Send the Title for Review - some new comments may come about from this review.

- 4D. In Note #7: is the street named there, correct? Were there other streets?

Page 3:

- 4E. Change "Dedicated" to "Granted."

- 4F. Above Lot 1, see comment: Page 4 has Fine Point Business Park Sub. Filing No. 2 - show the boundary of the Subdivision, if it exists at the time of platting.

Page 4:

- 4G. Add the reception number for the plat.

- 4H. Change "Dedicated" to "Granted."

Page 7:

- 4I. Change "Dedicated" to "Granted."

- 4J. Detail H: add the tic marks at the change of direction on the easement line.