



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

AuroraGov.org

March 19, 2025

Nekruz Khojaev
The World - Real Estate Development Company LLC
1660 S Albion Street, Suite 610
Denver, CO 80222

Re: Third Submission Review: Warren Street Townhomes - Site Plan and Plat
Application Number: DA-2396-00
Case Numbers: 2024-4028-00; 2024-3056-00

Dear Nekruz Khojaev:

Thank you for your second submission, which we started to process 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.

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 on 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: Cliff Netuschil - BI Companies 6312 S Fiddlers Green Cir Ste 300e Greenwood Village CO 80111
Rachid Rabbaa, Case Manager
Jazmine Marte, ODA
Filed: K:\\$DA\DA-2396-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table (Item 2)
- Provide a cross-section as designated to show the relationship of the street, sidewalk, front yard landscaping, wall, and townhome unit. (Item 5)
- CAD SHP not displaying correctly, please fix and resubmit (Item 6)
- Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall. (Item 7)
- Please update Landscape Note 1 for the 2025 Roadway Manual section. (Item 8)
- Please relocate the accessible parking sign to the blue circle for better visibility (Item 9)
- Please make sure you can see the sanitary connection for every building (Item 10)
- The adjacent property located to the north and east has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies because of potential damage incurred from the development. Please provide the City of Aurora with a copy of this letter including the date sent and received (Item 11)
- Please see all the comments and advisories from Land Development Services (Items 12 & 13)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments have been received from external agencies.

2. Completeness and Clarity of the Application

- 2A. **Repeat comment:** Site Plan Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table. If you need a Site Plan Data Table example, please ask your case manager. Please include this data in the next submittal.
- 2B. **Repeat comment:** Please remove the setbacks table from the Site Data Table.

3. Architectural and Urban Design Comments

3A. No comment.

4. Signage & Lighting Comments

4A. Are you providing a monument sign or a wall sign?

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

Sheet 7

- 5A. Provide a cross-section as designated to show the relationship of the street, sidewalk, front yard landscaping, wall, and townhome unit.
- 5B. Label the transformer.
- 5C. Flip the green and the red designated plants. The green should be along the exterior side of the wall.
- 5D. There are retaining walls in yellow along the building facade that were not included in the previous submittal. Please label/call out.
- 5E. What are the designated dashed lines on the landscape plan?
- 5F. The specified spaces are too small for plant material and should only be rock mulch.
- 5G. There is not enough growing space for this tree. If it grew it would overhang into the driveway/garage entry into the units.
- 5H. This designated planting bed is only three feet wide, and the proposed shrubs can get up to six feet wide. This area should just be rock mulch.
- 5I. Add the retaining wall and screen wall symbology to the legend.
- 5J. Update the ordinance requirements table with the comments provided.



6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. *****CAD SHP not displaying correctly. Please recheck and send it to me directly.**
- 6B. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- 6C. • Parcels
- 6D. • Street lines
- 6E. • Building footprints (If available)
- 6F. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

- 7A. Sheet 3: Will this sidewalk be flush with the roadway?
- 7B. Provide details of the private vertical curb.
- 7C. Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall.
- 7D. Any retaining walls over 30" requires railing.
- 7E. Advisory note: Structural calcs are required for walls greater than 4 ft on the first submittal of the civil plan (13.B.2 of the 2025 COA Roadway Manual.)
- 7F. It appears this isn't pointing to the ADA route.
- 7G. Sheet 4: There is a purpose retaining wall here. Please label TOW and BOW elevations.
- 7H. The minimum grade for concrete is 0.5%.
- 7I. Please clean this up and show this as landscape. It's hard to see what is going on.
- 7J. Sheet 5: Update the curb ramps to match what is shown on the site plan sheet.

8. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@Auroragov.org / Comments in orange)

- 8A. Traffic Letter officially approved, Site Plan comment to update Landscape Note 1 for 2025 Roadway Manual section.

9. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / SKirchn@Auroragov.org / Comments in blue)
Sheet 3

- 9A. I have provided the accessible route lines needed for this site indicated in blue. Please remove any other accessible routes.
- 9B. Per ICC A117.1-2017, Van parking spaces shall be 132 inches minimum in width.
- 9C. Exception: Where the adjacent access aisle is 96 inches minimum in width, van parking spaces shall be 96 inches minimum in width.
- 9D. Please relocate the accessible parking sign to the blue circle for better visibility.

10. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@Auroragov.org / Comments in red)

- 10A. Please make sure you can see the sanitary connection for every building, I can't see one for Lot 8.



11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 11A. There are several trees that will be removed however they are in very poor condition, and I will not require mitigation for these volunteer Siberian elms.
- 11B. The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We request that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies because of potential damage incurred from the development. Please provide the City of Aurora with a copy of this letter including the date sent and received.
- 11C. Contact Aurora Forestry for a sample letter if needed.

12. Land Development Services (Roger Nelson / 720-587-2657 / RNelson@auroragov.org / Comments in magenta)

- 12A. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment. [A document that shows the individual signing on behalf of the LLC is authorized to make such a commitment].
- 12B.
- 12C. (Advisory Comment) Be advised - sometimes the margins or scale factors 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.

Subdivision Plat:

- 12D. Sheet 1: Owner – Match exactly the owner's name as shown on the title commitment.
- 12E. Sheet 2: Add the reception number for the 15' x 31.5' Xcel Energy Easement, Add the recording information for the northerly 30' of ROW just easterly of the subdivision and in East Warren Avenue.

13. Easements (Gray Grace / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 13A. ADVISORY: ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG. ALL DEPARTMENTS REQUIRING A LICENSE FOR ITEMS ENCROACHING INTO ROW OR CITY OWNED LANDS MUST BE SUBMITTED

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com / Comments in magenta)

- 14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and replat for Warren Street Townhomes. The property owner/developer/contractor must complete the application process for any new natural gas or electric service including transformers, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 14B. Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.
- 14C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.