



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

AuroraGov.org

April 15, 2025

Geoffrey Babbitt
Torero Land Investments, LLC
2953 S Peoria Street, Suite 200
Aurora, CO 80014

Re: Technical Corrections Review: Aurora One – Master Plan Amendment
Application Number: DA-2241-08
Case Number: 2020-7004-01

Dear Geoffrey Babbitt:

Thank you for your fourth technical corrections submission, which we received on April 1, 2025. The review letter contains comments from all city departments.

Another formal submittal is not required, but all PROS and Traffic Engineering comments must be addressed prior the final Master Plan tabs being sent to your Case Manager for review and the Master Plan being recorded. Please review the instructions from your Case Manager carefully in order to ensure the recording process goes smoothly.

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.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Development Services Department

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-08tech4.rtf



Fourth Technical Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Once the requested updates have been made for Traffic Engineering and PROS, please send the latest versions of all Master Plan tabs and studies to your Case Manager. Following this, your Case Manager will coordinate the required director signatures in Tab 7 (Public Art Plan) and Tab 9 (Open Space, Circulation, and Neighborhood Plan). This process could take up to two weeks. The public art fee will need to be paid as well while signatures are ongoing.
- 1B. Once the tasks noted above are complete, you may prepare and format the final mylar set in accordance with the attached Master Plan Recording Checklist. Ensure that a Cover Sheet is prepared that includes all items noted in the checklist *and* has signature blocks for all property owners that own land in the Master Plan. Before obtaining signatures, please send the draft set to your Case Manager to verify that everything looks correct. Depending on the size of the set, the Master Plan may be able to be recorded electronically, or it may require physical mylars. Please include the completed checklist when submitting the Master Plan for recordation.

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

- 2A. The scale in the overall PIP Exhibit is incorrect. Please fix this.

3. PROS (Erick del Angel / 303-739-7154 / edelange@auroragov.org / Comments in purple)

- 3A. In the PIP and Tab 9, change the regional trail to 12' where requested as shown in the approved Park Master Plan.
- 3B. The age for the inclusive playground in PA-7 should be "2-5 years old" instead of "2.5 years old" as currently noted in Tab 9.



RECORDING CHECKLIST - MASTER PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new Master Plans and all major Master Plan Amendments. Minor Master Plan Amendments may not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Master Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Final Master Plan Recording	Staff (√)
	Comments from all departments have been addressed and all changes to the Master Plan have been approved by the affected departments prior to submittal of the Final Master Plan to the planning case manager.	
	Open Space, Circulation, and Neighborhood Plan (Tab 9) has been <u>signed</u> by the Parks, Recreation, and Open Space Director and Public Art Plan (Tab 7) has been <u>signed</u> by the Library and Cultural Services Director.	
	Final versions of all tabs and engineering documents have been emailed to the planning case manager.	
	Public art fee has been paid (if applicable for properties in Metro Districts or zoned MU-TOD).	
	All tabs that are required to be recorded per the Master Plan Manual (pages 6 and 7) are formatted on the appropriate sheet size. A Cover Sheet should be included with Signature Blocks, Sheet Index, Title, Master Plan Notes, Vicinity Map, Contacts, and Adjustments (if applicable).	
	Master Utility Study and Master Drainage Study have been approved.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear.	
	Any public notice / hearing signs on the property have been taken down.	
	Please submit the following for properties within Adams County: <ul style="list-style-type: none"> One complete signed and notarized Master Plan PDF in 18" x 24" format at 40MB or under (can be emailed to the case manager). It must be black and white, 300 dpi. If the Master Plan PDF is over 40MB, please submit MYLARS following the below instructions. 	
	Please submit the following for properties within Arapahoe or Douglas Counties: <ul style="list-style-type: none"> One complete signed and notarized Master Plan PDF in 24" x 36" format at 40MB or under (can be emailed to the case planner). It must be black and white, 300 dpi. If the Master Plan PDF is over 40MB, please submit MYLARS following the below instructions. 	

	Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.	
	<p>For properties within Adams County:</p> <ul style="list-style-type: none"> · One complete set of signed and notarized MYLARS in 18" x 24" format. · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality. · One complete Master Plan set in PDF (can be emailed to the case manager). 	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> · One complete set of signed and notarized MYLARS in 24" x 36" format · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality. · One complete Master Plan set in PDF (can be emailed to the case manager). 	

When ready to submit the MYLARS, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online.