



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

AuroraGov.org

October 28, 2024

Martin Petrov
Housing Authority of The City of Aurora
2280 S Xanadu Way
Aurora, CO 80014

Re: Second Submission Review: STANLEY 98 – STREET/ALLEY VACATIONS
Application Number: DA-2393-00
Case Numbers: 2024-8001-00; 2024-8002-00; 2024-8003-00; 2024-8004-00

Dear Mr. Petrov:

Thank you for your second submission, which we started to process on Wednesday, October 9, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our significant comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since important issues remain with Land Development Services, you will need to make another submission. Street Vacations require no outstanding comments ahead of City Council. Please revise your previous work and send us a new submission on or before Friday, December 6 2024. Staff recommends waiting for the second submission following the first review of the site plan.

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.

The estimated City Council hearing date will be set following the third submission. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Connor Culligan Craft Civil Design 23 Lincoln St Ste 200 Denver Co 80203
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\DA2393-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Send in the State Monument records for the NW Corner and the N1/4 corner of Section 35. No changes to the Exhibit unless the monument records have more information than what is shown on the pages (Land Development Services).
- All new easements are to be dedicated by plat. Easement releases to be submitted releaseeasements@auroragov.org.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. As part of City Council approval, staff will create a presentation, and the Council will have the opportunity to ask questions of both staff and the applicant. The council may ask questions regarding the future use of the site. Please note that City Council is held in person at City Hall on Monday nights.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3.Civil Engineering (Hanagami, Kendra / 303.739.7295 / khanagam@auroragov.org)

3A. No further comments.

4.Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

4A. No further comments.

5.Utilities (Samantha Bayliff / sbayliff@auroragov.org / Comments in red)

5A. No further comments.

6.Fire / Life Safety (Mike Dean / 303.739.7447 / mdean@auroragov.org / Comments in blue)

6A. Fire lane easement is required within Jamaica Street.

7.Land Development Services (John Doose / jdoose@auroragov.org / Comments in magenta)

7A. Send in the State Monument records for the NW Corner and the N1/4 corner of Section 35. No changes to the Exhibit unless the monument records have more information than what is shown on the pages.

8.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

8A. All new easements are to be dedicated by plat. Easement releases to be submitted releaseeasements@auroragov.org.

9.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

9A. No new comments.