



Planning Division
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February 18, 2021

Mostafa Kargarzadeh
Justin and Dylan LLC
16089 E Maplewood Drive
Centennial, CO 80016

Re: 3rd Submission Review – Meadow Point Condos – Site Plan Amendment
Case Numbers: 1983-4024-05
Development Application: DA-1752-01

Dear Mr. Kargarzadeh:

Thank you for your third submission, which we started to process Friday, January 29th, 2021. We reviewed it 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 some comments remain, you will need to make a technical corrections submission after the Planning Commission decision. The date is set for, Wednesday, February 23rd, 2021. Thank you for coordinating with your case manager regarding notices and sign postings required for the Planning Commission decision. We have received proof that Notices have been sent to abutting property owners and signs posted on the property.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

If you have any comments or concerns, please give me a call. I may be reached at 303-739-7450.

Sincerely,

Eric S. Sakotas, Planner II
City of Aurora Planning Department

cc: Weylan Bryant, EES
Scott Campbell, Housing and Community Services
Laura Rickoff, ODA
Filed: K:\1752-01rev3



3rd Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Public Works/Engineering

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (see Item 4A) Acknowledged

Real Property

- There are some easement issues and some License Agreement issues. Please remember that easement dedications and/or releases and license agreements must be completed and recorded prior to recordation of Site Plan mylars. Acknowledged

1. Community and Outside Referral Agency Comments

- No new comments received from Community or Outside Referral Agencies.

2. Planning & Development Services (Eric Sakotas / 303-739-7450 / esakotas@auroragov.org)

- No new comments from Planning & Development Services.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Public Works/Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. Sheet 1 of 15 – Site Plan

- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. Revised Drainage Report included in this submittal
- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. Text Items removed. No select-ability

4B. Sheet 3 of 15 – Site Plan

- If the slopes of the swales will not be labeled on the plan, please add “Min. 2% slope” to this label (in legend). Noted in Legend

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in purple)

- There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Sheet 1 of 3 – Plat

- 7A. Add names to the streets within ½ mile of the site on the Vicinity Map. Street names added

- 7B. Updated General Notes to say ‘to be within 120 calendar day of the plat approval date’.

General notes will be updated prior to mylar approval