



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

[AuroraGov.org](http://AuroraGov.org)

May 28, 2025

Andres Flores  
Dream Homes Design In  
3008 S Eaton Street  
Denver, CO 80227

**Re: Third Submission Review: 1555 N Moline Street Multi-Family - Site Plan**  
**Application Number: DA 2366-00**  
**Case Numbers: 2023-4021-00**

Dear Andres Flores:

Thank you for your third submission, which we started to process on May 8, 2025. 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 several important issues remain, you will need to make another submission. Please resubmit your revised site plan pdf through the Planning portal.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org)

Sincerely,

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Lynda Reyes - M-S Architecture 6813 S Franklin Cir Centennial, CO 80122  
Rachid Rabbaa, Case Manager  
Justin Andrews, ODA  
Filed: K:\SDA\2366-00rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Issue Repeat Comment: Please edit the Site Plan title to “1555 N Moline Street Multifamily Site Plan” on each sheet. (see Item 2)
- Please see all the comments from Civil Engineering (see Item 5)
- Mailbox can't be in the sight triangle. (see Item 6)
- Please see all the comments from Fire and Life Safety (see Item 7)
- Aurora Water has no comments but rejecting in case something gets changed with the other rejections (see Item 8)
- Please identify on the plan how tree mitigation will be achieved, either planting on site or payment into the community tree fund (see Item 9)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. One community member has submitted a comment.
- 1B. Please address the comment below from the HOA in your next resubmittal.
- 1C. Name: NADINE CALDWELL  
Organization: 2065 FLORENCE ST  
Address: Northwest Aurora Neighborhood Org. Aurora CO 80010  
Phone: 3038842100  
Email: [bnthdnt@comcast.net](mailto:bnthdnt@comcast.net)  
Comment: We still have concerns about safety for residents in that area. Please refer back to our letter of 9/26/2024. The City seems to have a lot of issues to bring this site to a construction phase.

#### **2. Zoning and Land Use Comments**

- 2A. Repeat Comment: Please edit the Site Plan title to “1555 N Moline Street Multifamily Site Plan” on each sheet.
- 2B. An adjustment will be required for the north property setback reduction from 5’ to 3’.
- 2C. Open space requirement – As we said in our meeting last time that the front buffer cannot be counted as open space. Clearly show where the required open spaces are on sheets 7 and 8. Contact staff with any questions.

#### **3. Landscaping Issues** (Bill Tesauro / 945-266-6489 / [BTesauro@cgasolutions.com](mailto:BTesauro@cgasolutions.com) / Comments in bright teal)

- 3A. No comments

#### **4. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 4A. No comments

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Civil Engineering** (Christopher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

- 5A. Please include COA standard detail S3.4 to the callout for the proposed sidewalk chase.
- 5B. Please remove all copyright notes from all sheets per section 2.03.5.10 of the COA Roadway Design & Construction Specifications.
- 5C. Provide typical section for proposed wall/s with material type. Provide the max height or height range for the proposed retaining wall. Entire wall including any footing and/or tie-backs (where applicable) must be within property line. Show property line and dimension to the proposed, wall in the typical section.
- 5D. Please add existing streetlight to legend or callout as existing on plan.
- 5E. Please provide a typical street section. Show Moline Street as existing (screen back). Add dimensions. Show sidewalk easement and property/ROW line on the typical section
- 5F. ADVISORY NOTE: Any retaining walls over 30" require a railing per section 4.02.7.06.1 of the COA Roadway Design & Construction Specifications.



5G. Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans.

**6. Traffic Engineering (Jason Igo / 303-739-7336 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)**

6A. Mailbox can't be in the sight triangle.

**7. Fire / Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

7A. Revise the Implementation Plan Data to 2021 edition

7B. FLS was not included in the second review. New comments have been provided during this review. Additional comments may be forthcoming.

7C. This accessible parking space and aisle shall meet minimum space requirements. Please revise to van accessible measurements.

7D. Please identify the fire riser room. TYP of site, utility, landscape sheets.

7E. Show and label FDC. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.

7F. Please describe accessible transition.

7G. Show accessible sign. Ensure accessible path widths are maintained.

7H. Please verify the location of the fire riser room.

7I. Fire service lines have specific requirements when extended within the building. Please show compliance with Private fire service main placement. Ensure main does not extend beyond the 10ft requirement. NFPA 13 private fire service mains under buildings.

7J. Provide a 3' paved path to the exterior FDC. •The FDC must be equipped with approved Knox caps for both new and existing structures. Provide a label for the fire department connection stating "FDC w/Approved Knox Hdwe".

7K. Not reviewed for compliance. This information will be required on construction documents during the permitting process.

7L. Show and label fire riser room access. Also show fire riser room signage.

7M. Please check with Engineering/traffic to ensure appropriate signs are reflected.

7N. Tow away sign shall be "graphic" image.

**8. Aurora Water (Ashley Duncan / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / 720-859-4319 / Comments in red)**

8A. No comments at this time.

**9. Forestry (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)**

9A. Please identify on the plan how tree mitigation will be achieved, either planting on site or payment into the community tree fund.

9B. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan.

9C. If paying into the community tree fund Aurora Forestry cannot approve plan until tree mitigation has been paid.

**10. Land Development Services (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)**

10A. No comments.