



Planning Division
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Aurora, Colorado 80012
303.739.7250

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June 8, 2018

Ben Wilson
BHGR Law
1712 Pearl Street
Boulder, CO 80302

Re: Initial Submission Review – City Center Marketplace – Replat
Application Number: **DA-2116-00**
Case Number: **2018-3025-00**

Dear Mr. Wilson:

Thank you for your initial submission, which we started to process on May 14, 2018. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 29, 2018.

See plat for redline comments. 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7220.

Sincerely,

Jonathan Woodward, Planner II
City of Aurora Planning Department

cc: Jessica Pendergrass – Berg, Hill, Greenleaf, and Ruscitti 1712 Pearl Street, Boulder, CO 80302
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\2116-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public Access Easement (Planning)
- Show and Label radii (Fire Life Safety)
- Enlarge vicinity map (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There have been no comments from community members.

2. Parking and Access

2A. Please state whether the newly subdivided lot has tenant parking.

2B. Please include a public access easement for the north-to-south lane.

2C. Staff has concerns about platting out parcels like this in a major shopping center, and that is may prohibit or make it difficult for future redevelopment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (John Vanessen / 303-739-7489 / Jvanesse@auroragov.org / Comments in blue) Sheet 2

3A. Please show and label the 52' outside Radii. TYP.

3B. Please label and show the 26' inside radii.

3C. Please clean-up ALL Radii.

4. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta) Cover Sheet

4A. Dedications Block: Add the square feet area, and a “block”, include “streets and”.

4B. Covenants: Include “126-505”. Confirm 34.09% owner block.

4C. Vicinity Map: Add all the street R.O.W.'s within 1/2 mile of the site - enlarge the Vicinity map

4D. Change to mortgage holder.

4E. General Notes: change this date to match the title commitment

Sheet 2

4F. Ownership detail is not necessary for the plat.

4G. Add basis of bearing where requested.