



Planning Division
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January 28, 2021

Ted Laudick
Aurora High Point at DIA Metropolitan District
4100 E Mississippi Ave, Suite 500
Denver, CO 80246

Re: Initial Review: High Point at Dunkirk And High Point Boulevard – Street Vacation
Application Number: DA-1746-25
Case Number: 2021-8000-00

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on January 4, 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 outside agencies.

Since a few issues still remain, you will need to make another submission. In order to schedule an Administrative Decision, the expectation is that all comments and redlines in this review will be addressed per code requirements. Please contact me as soon as possible to discuss what is needed to schedule an administrative decision and if the applicant has any issues with the remaining outstanding 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 rloomis@auroragov.org or 303-739-7220.

Sincerely,

Ryan Loomis, Senior Planner, AICP
City of Aurora Planning Department

cc: Adam Bent - Martin/Martin Consulting Engineers 12499 W Colfax Ave Lakewood, CO 80215
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1746-25rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Show appropriate County/City Boundaries on exhibits.
- ✓ Ensure remaining ROW is 0.5' from the back of sidewalk.
- ✓ Additional utility easement is required.
- ✓ Send in the ownership information to Andy Niquette.

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments (Ryan Loomis / 303-739-7220 / rloomis@auroragov.org / Comments in teal)

Redlines to Vicinity Map

1A. Show the County lines and City Boundary with County of Denver, which is west side of Dunkirk Centerline.

Redlines to Exhibit A, Sheet 1 of 4

1B. Verify and show the County lines and City Boundary with County of Denver, which appears is the west side of Dunkirk Centerline.

2. Landscape Design Issues (Kelly Bish / kbish@auroragov.org / 303-739-7189 / Comments in bright teal)

2A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Redlines to Exhibit A, Sheet 1 of 4

3A. Ensure remaining ROW is 0.5' from the back of sidewalk.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

4A. No comments.

5. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. No comments.

6. Aurora Water (Nina Khanzadeh / 303-739-7490 / nkhanzad@auroragov.org / Comments in red)

Redlines to Exhibit A, Sheet 1 of 4

6A. Per Drawing 219146, additional utility easement is required for storm sewer crossing this area.

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

7A. Send in the ownership information to Andy Niquette (aniquett@auroragov.org) for his review of the Street Vacations. Follow his direction for any additional items that may be needed for his review.

8. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / John Gebhart / 303-739-7153 / jgebhart@auroragov.org /

8A. No comments.