



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*Worth Discovering • auroragov.org*

October 22, 2019

Amy Spatz  
Aurora Public Schools  
1369 Airport Blvd  
Aurora, CO 80011

**Re: Second Technical Corrections Review – APS 6-12 at Fitzsimons – Advisory Site Plan**  
Application Number: **DA-1233-39**  
Case Number: **2019-6008-00**

Dear Ms. Spatz:

Thank you for your technical submission, which we started to process on October 9, 2019. 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 Monday, November 4, 2019.

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) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Jessica Blanford, MOA Architects, 414 14th St Suite 300, Denver CO 80202  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA



## Second Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ **Repeat Comment:** Please update the site plan to comply with the City of Aurora format for the cover sheet. The site plan notes, approvals, and project data table should be illustrated on the cover sheet. Elevations should be the last sheet in the Site Plan set.
- ✓ The Site Plan will not be approved by Public Works until the Preliminary Drainage Report/Letter is approved.
- ✓ Continue working with Andy Niquette to vacate/release portions of the easements indicated on sheets C1-C3 in the envelope of the building structure or they will be in violation of City Code and this Site Plan will not be approved.
- ✓ Continue the License Agreement process with Grace Gray for the encroachments shown on the Site Plan. There may come some other encroachments pointed out by other Departments in their reviews; please add those to the License Agreement. Please keep in mind that license agreements take approximately 4-6 weeks to process, and the Site Plan cannot get final approval until the agreements are complete.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

- A. No community comments were received as the date of this letter.

#### 2. Completeness and Clarity of the Application

- A. The formatting of the Site Plan does not comply with City of Aurora standards. Please include a cover sheet with the agreed-upon Site Plan notes, data table, legal description, amendment box, and signature approval blocks.
- B. Elevations should be moved to the end of the Site Plan set – the elevation sheet is the last sheet of the set.

LEGAL DESCRIPTION		HIGHLINE VISION AT EAGLES NEST VILLAGE CSP NO.8													
LOT 1, BLOCK 1, EAGLES NEST VILLAGE CENTER SUBDIVISION PLUNG NO. 1		LOT 1, BLOCK 1, EAGLES NEST VILLAGE CENTER SUBDIVISION FILING NO. 1 SITUATED IN THE SE 1/4 OF SECTION 19, T.5S., R.65W., OF THE 4TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO (AMENDMENT TO THE EXISTING LOT 1 CSP)													
<b>REQUIRED SITE PLAN NOTES</b>		<b>SHEET INDEX</b>													
<ol style="list-style-type: none"> <li>THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.</li> <li>RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."</li> <li>THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.</li> <li>THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.</li> <li>FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXISTING WOOD SIGN ON THE PREMISES.</li> <li>ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING.</li> <li>ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.</li> <li>ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.</li> <li>SITE SPECIFIC NOTES &lt;TO BE DETERMINED&gt;</li> </ol>		<b>OWNERS SIGNATURES</b> <b>LEGAL DESCRIPTION:</b> SEE ABOVE THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THE PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. IN WITNESS WHEREOF, PERSPECTIVE REAL ESTATE HOLDINGS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. BY: _____ CORPORATE SEAL STATE OF COLORADO _____ COUNTY OF _____ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. BY: _____ (PRINCIPALS OR OWNERS) WITNESS MY HAND AND OFFICIAL SEAL _____ (NOTARY PUBLIC) NOTARY SEAL MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____ <b>CITY OF AURORA APPROVALS</b> PLANNING DIRECTOR: _____ DATE: _____ PLANNING COMMISSION: _____ DATE: _____ (CHAIRPERSON) CITY COUNCIL: _____ DATE: _____ (MAYOR) ATTEST: _____ DATE: _____ (CITY CLERK) DATABASE APPROVAL DATE: _____ <b>RECORDER'S CERTIFICATE</b> ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ AD. COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD. CLERK AND RECORDER: _____													
<b>CIVIL ENGINEER</b> PERCEPTION DESIGN GROUP, INC. 1720 WEST 104TH AVE., SUITE 419 LITTLETON, CO 80120 303-225-2222 FAX CONTACT: ANDY N. DAVISON <b>LANDSCAPE ARCHITECT</b> PERCEPTION DESIGN GROUP, INC. 1720 WEST 104TH AVE., SUITE 419 LITTLETON, CO 80120 303-225-2222 FAX CONTACT: SHAWN TREHARNS		<b>ARCHITECT</b> FOUR HORIZONS 300-B COMMERCE AVENUE AURORA, COLORADO 80015 303-444-0441 FAX CONTACT: MATT BRASS <b>DEVELOPER</b> PERSPECTIVE REAL ESTATE HOLDINGS 2707 E. 104TH AVE. SUITE 101 LITTLETON, CO 80120 720-470-2823 720-470-0171 FAX CONTACT: SHAWN BRONKHORST													
<b>VICINITY MAP OF THE DATA BLOCK</b> LAND AREA WITHIN PROPERTY LINES 1,5146 AC. NUMBER OF BUILDINGS 28-4" BUILDING HEIGHT 10,393 S.F. (15.75 AC) TOTAL BUILDING COVERAGE AND OFA 23,704 S.F. (30.83 AC) HARD SURFACE AREA 23,098 S.F. (36.59 AC) LANDSCAPE AREA 7,893 S.F. (11.96 AC) SIDEWALKS AND PATIOS 6-170 GAL PRESENT ZONING CLASSIFICATION 210.75 SF* MAXIMUM PERMITTED/ALLOWABLE SIGN AREA 210 SF PROPOSED TOTAL SIGN AREA 1 PROPOSED MONUMENT SIGN AREA 8 SF PER SIDE PARKING SPACES REQUIRED 47 ACCESSIBLE SPACES PROVIDED 3 ACCESSIBLE SPACES REQUIRED 1 LOADING SPACES PROVIDED 1 * ALLOWABLE SIGNAGE CALCULATION: 12' X 12' SIGNAGE = 200 SF 23,514 S.F. X 0.8 = 10,755 SF TOTAL = 210.75 SF <b>PARKING CALCULATION</b> <table border="1"> <thead> <tr> <th>BUILDING</th> <th>AREA</th> <th>BDTO</th> <th>TOTAL SPACES</th> <th>STALLS</th> <th>STALLS</th> </tr> </thead> <tbody> <tr> <td>MEICAL CLINIC</td> <td>10,393 SF</td> <td>1/225 SF</td> <td>47</td> <td>57</td> <td></td> </tr> </tbody> </table>		BUILDING	AREA	BDTO	TOTAL SPACES	STALLS	STALLS	MEICAL CLINIC	10,393 SF	1/225 SF	47	57		<b>AMENDMENTS</b> COVER SHEET SHEET 1 OF 6 OCTOBER 26, 2019 Perception Design Group, Inc. Consulting Civil Engineers 400 WEST 104TH AVE., SUITE 419 LITTLETON, CO 80120	
BUILDING	AREA	BDTO	TOTAL SPACES	STALLS	STALLS										
MEICAL CLINIC	10,393 SF	1/225 SF	47	57											

#### 3. Landscape Design Issues

Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / PDF comments in teal.

- A. No additional comments.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **4. Civil Engineering** Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- A. The preliminary drainage report is not approved. Comments were provided 7/15/19 and no subsequent submittal has been made. A comment was added to that report that stated revisions to civil plans and final drainage may be required based on comments in the preliminary drainage report. The site plan will not be approved by public works until the preliminary drainage report is approved.
- B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of the items.
- C. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report/Letter is approved. Please continue to coordinate with the FRA on Drainage Report issues.
- D. The previous comment was to add the guard rail call out to the retaining wall label. So the final label would be "Retaining wall with guardrail" as it is called out in the civil plans.

### **5. Life Safety**

John Van Essen, Plans Examiner III / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / See blue redlines

- A. No additional comments.

### **6. Real Property** Maurice Brooks / (303) 739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

- A. Minor changes are still needed, please see the red line comments on the site plan.
- B. The portions of the existing easements underneath the northern portion of the building are needing to be released (vacated) in the envelope of the building structure or they will be in violation of City Code and this Site Plan will not be approved
- C. See the red line comments on the Advisory Site Plan. Continue working with Grace Gray on the License Agreement and Andy Niquette on the easement releases and dedication. Contact them for more information.

### **7. Traffic Engineering** Brianna Medema / (303) 739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

- A. No additional comments.

### **8. Utilities** Ryan Tigera / 303-739-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org)

- A. No additional comments.