



Planning Division  
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July 20, 2022

Hyung Sao  
2225 Iola Properties Inc  
16285 E Maplewood Pl  
Centennial, CO 80016

**Re: Third Submission Review –** 2225 S Iola Street at Waterford Place - Site Plan Amendment and Replat  
**Case Number:** 1990-6027-07; 2021-3056-00  
**Development Application** DA-1196-07

Dear Mr. Sao:

Thank you for your third submission, which we started to process on June 30, 2022. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 9, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. Address all previous comments and resubmit the revised Replat. 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 don't hesitate to send an email or give me a call. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org). Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Paul Adams - Earth and Sky Architecture 406 E 2nd Street Salida CO 81201  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1196-07rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Submit your Replat with the next submittal.** The resubmittal will not be accepted without the Replat (Planning).
- Add Masonry Percentages to Data Table (Planning).
- **Please see the comments from the previous submittals. No comments have been addressed** (Public Works).
- Show existing accessible parking sign (Fire/Life Safety).
- **Comments were not addressed since the last submittal** (Water).
- See redline comments on Site Plan (Real Property).

### PLANNING DEPARTMENT COMMENTS

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

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No community comments have been received at this time.

#### 2. Zoning and Land Use Comments (Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / Comments in teal)

2A. Please do not fill the Amendment Block box.

**2B. Submit the revised Replat with your next resubmittal. It was not uploaded in the latest resubmittal. The next review cycle will not commence until the Replat is submitted.**

2C. Please provide a percentage of masonry on the elevations. See Table 4.8-6 for standards for single-family attached.

- 50 percent shall be clad in brick or stone; or
- 75 percent shall be clad in stucco; or
- 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

3A. Please contact the reviewer directly for comments.

#### Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

4A. **Please see the comments from the previous submittals. No comments have been addressed. Please be aware that the implications of the changes from the civil engineering requirements may have substantial impacts on the site plan and landscaping plan and may cause additional comments from other departments.**

#### 5. Fire / Life Safety (Mark Apodaca/ 303-739-7656/ [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

5A. Show the existing accessible parking sign. See snippets.

5B. This area doesn't match sheets 4 and 5. Please clarify.

5C. Provide accessible parking signs and re-stripe the accessible parking space and aisle. Google maps show no accessible signs and no striping.

5D. Updated accessible sign details.

5E. This area doesn't match sheets 4 and 5. Please clarify.

5F. Show and label the existing fire hydrant.

5G. This area doesn't match sheets 2 and 3. Please clarify.

5H. Please see other comments

#### 6. Aurora Water (Nikki Hanzad/Nkhanzad@auroragov.org /Comments in red)

6A. **Comments were not addressed since last submittal.**



**7. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Andy Niquette/ [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / (303) 739-7325/ Comments in magenta)

- 7A. See redline comments on the Site Plan.
- 7B. Location is the Northwest One-Quarter of Section 26, Township 4 South, Range 67 West of the 6th Principal Meridian,
- 7C. Is this proposed or existing? Please provide a Reception No. if it is existing. If it is proposed, retaining walls may require a license agreement.

**8. Addressing** (Philip Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / Comments in magenta)

- 8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
  - Parcels
  - Street lines
  - Building footprints (if available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: [tinyurl.com/3xe6ds46](http://tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).