

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



May 22, 2020

Bill Wichterman
The San Juan Company
4530 E Shea Boulevard, Suite 100
Phoenix, AZ 85028

Re: Third Submission Review – Porteos Infrastructure Site Plan No. 7
Application Number: **DA-1903-16**
Case Numbers: **2020-6005-00**

Dear Mr. Wichterman:

Thank you for your third submission, which we started to process on May 8, 2020. 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 your submittal addressed most of the comments, your next submittal will be a technical corrections submission following the June 17, 2020 administrative decision. It will be necessary for you to *email* a “clean” site plan on or before June 8, 2020 for use in the staff report.

As you are aware, the administrative hearing date is scheduled for June 17, 2020. Please remember that all abutter notices for the administrative decision must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or efuselie@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Leanne Vielehr – Norris Design 1101 Bannock Street Denver CO 80204
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1903-16rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clear Zone (Public Works)
- Easement and Parcel Dedication (Real Property)
- MUS Compliance (Water)

PLANNING DEPARTMENT COMMENTS

1. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

1A. Approved

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

2A. The clear zone was not specifically in reference to the headwall, but a general dimension, based on design speed and ADT, indicated in the section that can be utilized to verify items such as monument signs, fences and other vertical elements are located outside of the clear zone.

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

3A. No further comments.

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

4A. Approved.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

5A. Sheet 5: Call this stub out as a 16-inch per the MUS.

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

- 6A. See the red line comments on the ISP and contact Andy Niquette for the separate documents needed for the site. Contact Andy Niquette at (aniquett@auroragov.org) for the easement and parcel dedication concerns. Send in the Fire Lane easement to Andy Niquette (aniquett@auroragov.org) and supply him with the other documents needed for his review. (e.i.: closure sheet for the description and the ownership information)
- 6B. Cover Sheet: dedicate all of these parcels by separate document. Contact Andy Niquette to start the processes.
- 6C. Sheet 2: dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the names match in all formats.
- 6D. Sheet 3: dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the names match in all formats.
- 6E. Sheet 4: dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the names match in all formats.
- 6F. Sheet 5: dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the names match in all formats.