

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



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October 18, 2022

Brian Martin
Studio Slate
1630 S Saint Paul
Denver, CO 80210

Re: Fourth Submission Review – Argonne Street Residences - Site Plan Amendment
Application Number: **DA-1696-01**
Case Number: 2003-4008-04

Dear Mr. Martin:

Thank you for your recent submission, which we started to process on Thursday, September 29, 2022. 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 some important issues still remain, you will need to make another submission. Please revise your previous work and send us a technical submittal *after* the administrative decision date.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Administrative Decision date is tentatively set for Wednesday, November 09, 2022.

Please remember that all abutter notices for administrative decisions 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner
City of Aurora Planning Department

cc: Israel Orozco - 1941 Andes Street, Aurora, CO 80011
Rachid Rabbaa, Case Manager
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1696-01rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Ensure comments made on the civil plans are reflected in the site plan. Review Civil Engineering Comments** (see Item 3)
- Pocket utility easement must extend 5 ft behind the meter pit (TYP). Review Aurora Water comments (see Item 4)

PLANNING DEPARTMENT COMMENTS

1. Planning and Development Services (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org)

1A. No further comments.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / 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)

3A. Ensure comments made on the civil plans are reflected in the site plan.

3B. Min 2% slope for non-paved areas.

3C. Per civil plan comments, remove reference to this specific detail on the site plan.

4. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

4A. Pocket utility easement must extend 5 ft behind meter pit (TYP).

4B. Meter pit must be surrounded by 5 ft of pocket utility easement on every side (TYP).