

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



March 12, 2019

Jose Kreutz  
Thompson Thrift Mixed Use Development  
111 Monument Cir, Suite 1600  
Indianapolis, IN 46204

**Re: Second Submission Review – Townhomes at Dayton Station – Plat**  
Application Number: **DA-2159-01**  
Case Number: **2018-3058-00**

Dear Mr. Kreutz:

Thank you for your second submission, which we started to process on February 19, 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 Friday, March 29, 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.

The plat review process is administrative. Once all redlines have been addressed and approved, you can proceed to recording the plat. Please keep in mind that all easement releases and license agreements must be complete prior to recording.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

A handwritten signature in blue ink that reads "Hlamboy".

Heather L. Lamboy, Planning Supervisor  
City of Aurora Planning Department

Cc: Mindy Parnes, Planning Department  
Eric Nelson, Thompson Thrift Mixed Use, 111 Monument Circle Ste 1600, Indianapolis, IN 46204  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ The easement release process must be complete prior to recording the plat.
- ✓ Title work should be updated to within 120 calendar days of the plat approval date.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green clouds.

#### **1. Community and External Agency Comments**

A. No community comments were received.

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

A. The vicinity map to should include street labels within ½ mile of the site.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Real Property**

Darren Akrie/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331

Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294

- A. See the red line comments on the plat.
- B. Label all the public streets within ½ mile of the site on the vicinity map.
- C. On Note 1, the date should be within 120 calendar days of the plat approval date.
- D. Delete Note 7 from the Cover Sheet notes and move to the graphic page.
- E. On Note 8, correct to Tract A and delete the ownership.
- F. On Sheet 2, move Note 7 from the Cover Sheet to this location.
- G. Add the delta of the curve at South Chester Way.
- H. Change the Tract “B” label to Tract “A” on Sheets 2 and 3.
- I. Add the pin found or set the location along the northwestern portion of South Chester Way (see redline).
- J. Please provide the recorded evidence that the 30-foot Denver Water easement no longer exists.
- K. Add a bearing on the southeast corner of the lot.
- L. Correct the easement labels as noted in the Legend on Sheet 3.
- M. Start the easement release process with Andy Niquette.
- N. Make sure all easements match the Site Plan sizes and configurations.
- O. Confirm with Fire Life/Safety that no fire lane easement is needed. Contact Mike Dean at (303) 739-7447.
- P. Make sure all the easements match the Site Plan sizes, labels, and configurations.