

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



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September 13, 2021

Lyle Artz
Fitzsimons Redevelopment Authority
12635 E Montview Blvd Suite 100
Aurora, CO 80045

Re: Third Technical Submission Review - Bioscience 5 Site Plan
Application Number: **DA-1233-43**
Case Number: **2019-8005-00**

Dear Mr. Artz:

Thank you for your third technical submission, which we started to process on Tuesday, August 24, 2021. We reviewed it and the only remaining comments that have been received is that the easement dedication process should be completed. Easements must be dedicated prior to recordation of mylars and issuance of building permits.

Traffic Engineering comments were not provided. Once Traffic Engineering comments are received, we will know whether an additional submission is required. Once that has been determined, we can initiate the mylar submission process.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Lamboy". The signature is fluid and cursive.

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Matt Shannon - Mortenson Construction 1621 18th Street Denver CO 80202
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1233-43tech3.rtf



Third Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ As of the date of this letter, no comments have been received from Traffic Engineering.
- ✓ Continue working on easement dedication process with Andy Niquette. Please remember that mylars cannot be recorded until the dedication process is complete.

PLANNING DEPARTMENT COMMENTS

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

1. Community Comments

No community comments were received.

2. Zoning and Land Use Comments

- A. Once the plans have been finalized, please remember that a CAD file is required. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

- A. The site plan will not be approved by public works until the preliminary drainage report is approved.

4. Real Property

Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294 Comments in magenta.

- A. Complete the easement dedication process with Andy Niquette at dedicationproperty@auroragov.org.

5. Traffic

Carl Harline / charline@auroragov.org / 303-739-7584

Site Plan

- A. No comments received as of the date of this letter. I have reached out to Traffic Engineering as to status.

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- B. No comments received as of the date of this letter. I have reached out to Traffic Engineering as to status.