



Planning Division
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January 31, 2023

Casey McKeon
Heslin Holdings
23421 S Pointe Dr. Ste 270
Laguna Hills, CA 92653

Re: Technical Submission Review – King Soopers at Highpoint Commons - Conditional Uses, Site Plan Amendment, and Plat
Application Number: DA-1129-05
Case Numbers: 1983 6018 35; 1983 6018 36; 1983 6018 37; 2022 3027 22

Dear Mr. McKeon:

Thank you for your technical submission, which we started to process on Thursday, January 19, 2023. We have reviewed your plans 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 remain, you will need to make another submission in the form of a technical on or before Monday, February 27, 2023. **Please do not submit with AutoCAD SHX text.** Please revise your previous work and send us a new submission on or before Monday, February 27, 2023. Please email the case manager following the upload. You will continue to resubmit till all technical comments are complete.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Jessica Greenough Galloway & Company, Inc. 5500 Greenwood Plaza Blvd Ste 200 Greenwood Village, CO 80111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\1129 05tech3.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments and updates regarding site signage (Planning)
- Please remove AutoCAD SHX text.
- PDR not approved (Public Works).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No new comments have been received upon the second review.

2. Completeness and Clarity of the Application

- 2A. Please do not submit a site plan set with AutoCAD SHX text. You will need to resubmit everytime. The pdf was very difficult to use with 1,160 autoCAD Shx text comments.
- 2B. The pdf was very difficult to use and staff could not write comments on it as it kept freezing.
- 2C. Section 146-4.10.7 Electronic Message Boards - The area of the electronic message board signage shall not exceed 50 percent of the total sign area of the sign face. The pdf kept freezing so please check on this ahead of resubmission.

3. Architectural and Urban Design Issues

3A. No further comments

4. Landscaping Issues (Kim Kreimeyer / 303-739-7126 / kkreimey@auroragov.org / Comments in bright teal)

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 5A. PDR not approved yet.
- 5B. Please remove AutoCAD SHX text.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

6A. No further comments.

7. Utilities (Nina Khanzadeh / 303-859-4365 / nkhanzad@auroragov.org / Comments in red)

7A. No further comments.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

8A. No further comments.

9. Real Property (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. No further comments.

10. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

10A. No further comments.

11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

11A. No new comments.