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January 3, 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 Monday, December 5, 2022. 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. **Do not resubmit again without the plat.** Please revise your previous work and send us a new submission on or before Thursday, January 5, 2022. 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](mailto: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 05tech2.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments and updates regarding site signage (Planning)
- Please label the slope in the swale. Minimum 2% (Public Works).
- Resubmit Plat (Real Property).

### 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. Small questions regarding signage. The existing monument will not be relocated but the footprint will need to be shown on the site plan.

#### 3. Architectural and Urban Design Issues

3A. No further comments

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

*Cover Sheet*

*Sheet 1 of 13*

4A. Add monument sign height and square footage.

4B. Maximum square footage is 216. Please revise accordingly.

*Landscape Plan*

*Sheet 7 of 13*

4C. It appears the proposed grading along E Princeton Drive may affect the one existing tree to remain at the north end of the lot. Please verify, with the City Forestry Department, that this tree will survive.

4D. Per Code Section 146-4.7.5.C.2 the curbside area along East Princeton Drive needs to be native seed/sod rather than fescue sod. Add the native seed to the Plant Schedule.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 5. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. No further comments.

#### 6. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

6A. PDR not approved yet; new minor formatting comments based on new additions to plan.

*Site Plan*

*2 of 13*

6B. This linework has been changed with this submittal. If the sidewalk is being revised, please revise the ADA path and this dimension label.

*Grading Plan*

*3 of 13*

6C. This is new with this submittal. Please label the slope in the swale. Minimum 2%.

#### 7. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

7A. No further comments.

#### 8. Utilities (Nina Khanzadeh / 303-859-4365 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

8A. No further comments.



**9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

9A. No further comments.

**10. Real Property (Roger Nelson / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

10A. See redline comments on Subdivision Plat (Ownership & required recording rectangle now 3" x 3") Plat was not submitted for this review. The plat may be submitted for recording, provided all the previous comments were finished and correct.

**11. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

11A. No further comments.

**12. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

12A. No new comments.