



Planning Division
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July 21, 2022

Chris Phipps
MCRE
461 E 200 S Suite 102
Salt Lake, UT 84111

Re: Technical Submission Review: MCRE Apartments - Site Plan Amendment
Application: DA-2270-00
Case Number: 1982-6017-06

Dear Mr. Phipps:

Thank you for your second technical submission, which we started to process on Tuesday, July 12, 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 community members.

Since important issues still remain, you will need to make another submission in the form of a Technical. Please revise your previous work and send us a new submission before or after Friday, August 12, 2022.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7259.
Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA
Planner I
City of Aurora, Planning Department

cc: Brandon Smith - Mountain Classic Real Estate 461 E 200 S Ste 102 Salt Lake City UT 84111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2270-00tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify easement schedule (see Public Works).
- See comments for encroachments into the fire lane easement (Fire and Life Safety).
- Easement issues and license agreements need to be started or continued (see Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. Upon your next submittal submit the response to the comments and site plan separately.

3. Architectural and Urban Design Issues

3A. No further comments. Please be prepared with a material board prior to the Planning and Zoning Commission

4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

8A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

9A. Approved, no further comments.

6. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

Site Plan

6B. Clarify C & D labels under easement schedule.

7. Fire / Life Safety (Mark Apodaca / 303-739-7371 / mapodaca@auroragov.org / Comments in blue)

Site Plan

7A. See comments for encroachments into the fire lane easement.

7B. Light cannot encroach the fire lane easement.

7C. Carports cannot encroach into the fire lane easement.(Typical).

8. Traffic Engineering (Steven Gomez / sgomez@auroragov.org / Comments in orange)

8A. No further comments.

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

9A. No further comments.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. There are the existing easement releases and proposed easement dedications that still need to be completed. Continue working with Andy Niquette on those completions. There are several objects that are encroaching into the easements. Cover those items with a License Agreement. Continue working with Grace Gray on the completion of the License Agreement. The proposed Solar Carport Canopies shown in the Drainage easement will cause the Drainage easement to be revised to be located around the overhang of the canopies. The crosshatching of the Solar Carport



Canopies should be added to the Legend. The Fill-in lines will need to be completed prior to the acceptance of the Site Plan Amendment. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed, and ready to record. Send in the separate documents still needed. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

Site Plan – see notes on the site plan

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10B. Clarify C & D labels under easement schedule.

10C. Add to legend see hatches and notes on site plan.

10D. Dedicate and release these easements as shown.

10E. This portion should not be a Fire Lane easement and the portion outside the property would have to be a separate dedication if it is needed.

11. Aurora Utilities (Ryan Tigera / rtigera@auroragov.org / Comments in red)

11A. No further comments.