

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



February 4, 2022

Brian Martin
Studio Slate
1630 S Saint Paul
Denver, CO 80210

Re: Third Submission Review – Argonne Street Residences - Site Plan Amendment
Application Number: **DA-1696-01**
Case Number: 2003-4008-04

Dear Mr. Martin:

Thank you for your recent submission, which we started to process on Friday, January 14, 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a revised submittal on or before Monday, February 21, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Administrative Decision date will be determined based on your next resubmittal. Please remember that all abutter notices for administrative decisions must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner I
City of Aurora Planning Department

cc: Israel Orozco - 1941 Andes Street, Aurora, CO 80011
Rachid Rabbaa, Case Manager
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1696-01rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- Landscape comments will be forwarded to you **by your case manager** upon receipt from our Landscape Architect (See Item 2)
- **The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Please review the various site plan redlines from Civil Engineering** (see Item 4)
- Meter pit to be located 2 ft from any hard scape. Please confirm this location is compliant at time of civil plan submittal. Review Aurora Water comments (see Item 7)

PLANNING DEPARTMENT COMMENTS

1. Planning and Development Services (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org)

1A. No further comments.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. *Landscape comments will be forwarded to you by your case manager upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.*

3. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 4A. "Preliminary drainage report" Comments were provided 3/22/21 and no subsequent submittal has been made.
- 4B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4C. Show/label the retaining wall on the site plan as well.
- 4D. Repeated comment: Retaining walls are not permitted to cross lot lines.

5. Traffic (Steven Gomez / segomez@auroragov.org / 303-739-7300 / Comments in gold)

5A. No further comments.

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / PDF Comments in Blue).

6A. No further comments.

7. Aurora Water (Ryan Tigera / 303-326-8867/ rtigera@auroragov.org / Comments in red)

- 7A. Meter pit to be located 2 ft from any hard scape. Please confirm this location is compliant at time of civil plan submittal.
- 7B. Meter pit to be located in center of easement. (typical all meters).
- 7C. Turn off AutoCad SHX for next submittal (typical all sheets).

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

8A. No further comments.