



Planning Division
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June 9, 2022

Bret Banwart
City of Aurora Public Works
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Technical Submission Review – The Point at Nine Mile Pedestrian Bridge – Site Plan
Application Number: **DA-2061-08**
Case Numbers: **2021-6047-00**

Dear Bret:

Thank you for your technical submission, which we started to process on Friday, May 27, 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. Please revise your previous work and send us a new submission on or before Thursday, June 30, 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 let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Bill Mercato, Felsburg Holt & Ullevig, 6300 S Syracuse Way, Suite 600 Centennial, CO 80111
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2061-08tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are differences between the plat and the site plan that need to be edited (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community comments were received during this review period. Thank you for holding a neighborhood meeting to discuss the project with the community.

2. Completeness and Clarity of the Application

- 2A. No additional comments.

3. Zoning and Land Use Comments

- 3A. No additional comments.

4. Architectural and Urban Design Issues

- 4A. No further comments.

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

- 5A. As of the date of this letter, landscaping comments have not been received. They will be forwarded to you when they are available.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. No further comment.

7. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 7A. No further comment.

8. Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

- 8A. Add the Lot, Blocks and subdivision names and reception numbers on the site plan. Make sure the Lot lines are referenced throughout the site and match the subdivision plat of record.
- 8B. See the red line comments on the site plan.
Sheet 5
- 8C. This does not accurately depict the referenced plat – reference the site plan.
- 8D. Lot 3? – reference the site plan.
- 8E. Ownership transfer by separate document? – reference the site plan.
- 8F. Assessor Map shows this as owned by USA? Provide ownership transfer documents?
- 8G. Questioning the 174 and Bk 2223, Pg 230? - reference the site plan.
- 8H. Label B&D's around proposed Lot 4 & proposed easement across I-225?
- 8I. Ownership transfer by separate document?
- 8J. Questions on Lot 2 or 4.
- 8K. Existing Owner: Aurora Urban Renewal Authority?
- 8L. Assessor Map shows this as owned by USA? Provide ownership transfer documents?
- 8M. Lot 5, Block 1, The Point at Nine Mile Station Subdivision Filing No. 2?
- 8N. Assessor map shows this ownership as USA?