

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



March 3, 2022

Oyun Namjig
Premier Investment Properties, LLC
9579 Kentwick Cir
Centennial, CO 80112

Re: 4th Technical Submission Review – 570 Potomac Street Retail – Site Plan
Application Number: **DA-2219-00**
Case Numbers: **2021-6001-00**

Dear Oyun Namjig:

Thank you for your fourth technical submission. 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.

No further modifications to the Site Plan are required, so another submission will not be necessary. Please see Final Mylar Processes in the Planning Department comments for further information on printing final mylars.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Lucy Van Dusen, RMG Engineers
Brian Pippin, Haselden
Laura Rickhoff, ODA
Filed: K:\SDA\2219-00tech4



Fourth Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Generally

- 1A. Ensure all AutoCAD SHX Text items are flattened when creating the PDF. After exporting the PDF from AutoCAD, please make there are no comments on the PDF prior to uploading. Final documents will not be accepted with any of these comments remaining on the plan. There are 5 items still appearing on sheet 5. Additionally, it appears there are 2 comments from “lvandusen” on sheet 11. The final Site Plan set must be completely flattened with no additional comments.

2. Final Mylar Processes

- 2A. CAD Data Submittal Audit: Once the below issues are resolved, please submit your .dwg file to dosoba@auroragov.org to begin the CAD Audit. This audit makes sure the CAD file is consistent with the City’s standard CAD Data Submittal Standards, which can be found [here](#). This process is completed concurrently with your final mylar submission. We will work with our CAD team to get the file tested and passed through email. If you have specific questions on the process, please contact cadgis@auroragov.org.
- 2B. Final Mylar Procedures: Please coordinate with Civil Engineering and Real Property to complete the Preliminary Drainage Report, license agreement, and easement release/dedication processes. These must be complete prior to printing and signing final mylars. Please utilize the Mylar Checklist below when printing; however, *do not* print your mylars until the processes listed above are completed and reflected on the Site Plan (if applicable). When they are printed, please send them or bring them into the Aurora Municipal Center at 15151 E Alameda Pkwy, Aurora, CO 80012. If you are mailing them in, please add “ATTN: Dan Osoba” to the mailing label.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

- 4A. This Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

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

Sheet 2

- 5A. Cover the portion of the pork chop shown in the redlines with a License Agreement. Contact Grace Gray at ggray@auroragov.org to start this process. Note, the Site Plan will not be approved and building permits will not be issued until the License Agreement is complete.
- 5B. Work with Andy Niquette (releaseeasements@auroragov.org and dedicationproperty@auroragov.org) to continue working on the easement dedication and release processes for this development. The Site Plan will not be approved and building permits will not be issued until the easement dedication and release documents are completed and ready to record.