



Planning Division
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February 21, 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 Wednesday, February 8, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. Two important items remain. The first is the PDR is not approved and must be approved for mylar recordation. The second issue is in relation to Electronic Message Boards. Currently, the monument sign is not in code compliance. A minor change of decreasing the electronic message board will be necessary.

You will need to make another submission in the form of a technical on or before Monday, March 14, 2023. Please email the case manager following the upload. You will continue to resubmit until 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.

Sincerely,

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

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:\\$DA\1129 05tech4.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Electronic Signage needs to be decreased (Planning).
- PDR not approved (Public Works).

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. Section 146-4.10.7 Electronic Message Boards - The area of the electronic message board signage shall not exceed 50 percent of the total sign area of the sign face. In the last submission, the pdf kept freezing but now staff can see that the electronic signage is half of the monument sign. Please decrease the electronic signage to be less not equal to the 5'-10" base.

3. Architectural and Urban Design Issues

3A. No further comments

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

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

5A. PDR not approved yet.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

6A. No further comments.

7. Utilities (Nina Khanzadeh / 303-859-4365 / nkhanzad@auroragov.org / Comments in red)

7A. No further comments.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

8A. No further comments.

9. Real Property (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. No further comments.

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

10A. No further comments.

11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

11A. No new comments.