



Planning Division
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Aurora, Colorado 80012
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September 13, 2021

Lyle Artz
Fitzsimons Redevelopment Authority
12635 E Montview Blvd, Suite 100
Aurora, CO 80045

Re: Third Submission Review – E 23rd Ave Peoria to Scranton Parkway – ISP
Application Number: **DA-1233-50**
Case Numbers: **2021-6027-00**

Dear Mr. Artz:

Thank you for your technical submission, which we started to process on Friday, August 27, 2021. 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 some issues remain, you will need to make another submission. Please revise your previous work and send us a technical submission on or before Monday, September 27, 2021.

Traffic Engineering has not yet provided comments for this project. Once comments are received, they will be forwarded to you directly.

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.

Your Administrative Decision date is set for Wednesday, September 22, 2021. Please remember that all abutter notices for public hearings 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor

cc: Skip Cromley, Martin/Martin, Inc. 12499 W Colfax Ave, Lakewood, CO 80215
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1233-50tech1



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remember the license agreement process must be complete prior to recordation of the ISP.
- To date, no comments have been received from Traffic Engineering. Once they are received, they will be sent under separate cover.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received during this review period.

2. Completeness and Clarity of the Application

2A. No additional comments.

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

Sheet 1

3A. Update note 5 to replace the developer, his successors and assigns to the Fitzsimons Redevelopment Authority or future property owner.

Sheet 7

3B. Change the note where indicated to the Fitzsimons Redevelopment Authority or future property owner, all sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

5. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

5A. Comments have not been provided as of the date of this letter. They will be sent under separate cover.

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 3

6A. *Repeat comment:* Sanitary main must be within 23rd as shown in the approved GDP. If sanitary is not to be installed in 23rd, the GDP will need to be revised to reflect this change before this ISP can be approved.

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

7A. License Agreement needed for the sandblasted concrete located in the R.O.W.

7B. The CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.