



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

Worth Discovering • auroragov.org

November 20, 2018

Christian Pritchett
Blueline Development
1004 South Avenue W
Missoula, MT 59801

Re: Second Technical Submission Review - Providence at the Heights – Site Plan, Site Plan Amendment and Replat
Application Number: **DA-1502-03**
Case Number: 2018-4009-00; 1980-4019-04; 2018-3018-00

Dear Mr. Pritchett:

Thank you for your second technical submission, which we started to process on Tuesday, November 6, 2018. We reviewed it and attached our comments along with this cover letter.

Please make the redline corrections to both the plat and site plan and address all easements and license agreements required by Real Property. Once these corrections are made to the satisfaction of the respective reviewers you may submit your signed Mylars to the city. Please complete and sign the attached [Mylar Checklist](#) with your Mylar submittal.

As always, if you have any comments or concerns, please give me a call. You may reach me at 303-739-7251.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Wendi Birchler - Norris Design 1101 Bannock Street Denver, CO 80204-3628
Brandon Cammarata, Case Manager
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1502-03tech2.rtf



Second Technical Submission Review

1. Zoning

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is red.

1A. We need to confirm the draft avigation easement has been recorded with a copy of the recorded document.

1B. Change wording for data block relating to the shared parking - "PARKING SPACES SHARED (ADDITIONAL)" on both the site plan and site plan amendment.

1C. The parking spaces provided on the data block for the site plan amendment should be "107".

1D. Remove the last sentence of note 3 on both plans relating to a permit number.

1E. Remove note 20 relating to cash in lieu on both plans.

1F. Please record the License Agreement relating to shared parking and include the recital number on both plans prior to recording.

2. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

The site plan will not be approved by public works until the preliminary drainage report is approved. Comments were provided 10/18/18.

3. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331 Comments in magenta.

3A. Complete all license agreements, easement dedications and vacations prior to recording Mylars. Note:

"Boulder Wall" needs to be included in license agreements.

3B. It is recommended you verify Plat submittal has met all Real Property requirements before producing Mylars.



City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

*Allow 7-10 business days for Mylar processing

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online