



Planning Division  
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April 9, 2020

Chris Owens  
V-Esprit  
5240 Shalom Park Circle  
Aurora, CO 80015

**Re: Second Submission Review** – V-Esprit at Shalom Park Patio Homes – Site Plan and Replat  
Application Number: **DA-1301-23**  
Case Number: 2019-4023-00; 2019-3065-00

Dear Mr. Owens:

Thank you for your second submission, which we started to process on Tuesday, March 17, 2020. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, April 24, 2020.

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 give me a call. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Lawrence Hunter - Allred & Associates 580 Burbank Ste 125 Broomfield, CO 80020  
Heather Lamboy, Case Manager  
Scott Campbell, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1301-23rev1.rtf

Attached: Xcel Energy Letter



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ Please make edits to the plat and site plan regarding easements and remember to apply for required license agreements.
- ✓ Parks fees have been updated to reflect rates for senior-only housing.
- ✓ Please provide a digital file for addressing purposes (see number 3 below).
- ✓ Provide a hydrozone plan as part of the landscape plan series.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

1A. No additional comments were received.

#### **2. Landscape Design Issues**

Kelly K. Bish PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / (303) 739-7189/ PDF comments in teal.

##### **2A. Sheet 5 of 11 Landscape Notes**

- Provide a hydrozone plan i.e. a plan that indicates the high, low and no water use landscape areas. Include a table that list the areas as high, low and no water use, the square footages of each and those areas represented as a percentage.

##### **2B. Sheet 6 of 11 Landscape Plan**

- Add the designated hatch to one of the two legends on this sheet.
- These hatches are too similar. Consider using just a light gray solid hatch for whichever of the two hatches is the least amount of area on the plan.

#### **3. Addressing**

Phil Turner / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / 303.739.7271

3A. **[Repeat Comment]** Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).

3B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering**

Kristin Tanabe / 303-739-7431 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org),

Plat

4A. Access easement required for pond maintenance access

Site Plan

4B. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

4C. Trees are not permitted in the utility easement.

4C. On Sheet 4, note 2% minimum, typ.

4D. A maximum side slope for detention ponds is 4:1.

4E. Indicate emergency overflow direction for pond and all sump inlets.

4F. On Sheet 11, add a note stating that lights are private and will be maintained by the HOA or the metro district in perpetuity.



## **5. Parks Department**

Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org)

### **Site Plan**

5A. Land dedication requirements and park development fees have been updated on the basis that this is senior-only housing.

### **Land Dedication Requirements**

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid.

As shown, the 14-age restricted single family attached units within an infill site will generate the following Cash-in-lieu payment to be collected at the time of final plat: \$4,581.00.

### **Park Development Fees**

Park development fees will be collected at time of building permit issuance. For age restricted- single family units, the per unit fee for 2020 is \$1,146.81.

## **6. Real Property**

Maurice Brooks / 303-739-7294, [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

- 6A. See the red line comments on the Plat and Site Plan.
- 6B. Add mortgage holder's statement and signature block on the plat.
- 6C. Contact Andy Niquette for the offsite easement dedications and releases.
- 6D. Contact Grace Gray for the License Agreement procedures.
- 6E. Provide an updated title commitment.

## **7. Aurora Water**

Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org)

- 7A. Water meters need to be located in a utility easement.
- 7B. The portion of the storm at the entry drive is to remain public. Only the lateral is to be private. Please revise.

## **8. Traffic**

Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

- 8A. No additional comments.

## **9. Forestry**

Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139

- 9A. Applicant has decided to pay tree mitigation value in the amount of \$4,070.00. Payment must be received prior to Aurora Forestry final approval.

## **10. Life Safety**

Ted Caviness / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / 303.739.7628 / PDF Comments in Blue.

SHEET 2 OF 11/ARCHITECTURAL SITE PLAN

- 10A. See comment regarding fire lane signs.
- 10B. See comment regarding mail kiosk.
- OTHER
- 10C. Provide the location and detail of the mail kiosk for the project.

## **11. Xcel Energy**

Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

- 11A. Please see the attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

April 9, 2020

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Heather Lamboy

**Re: V-Esprit at Shalom Park Patio Homes - 2nd referral, Case # DA-1301-23**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **V-Esprit at Shalom Park Patio Homes**, acknowledges the requested 8-foot utility easements, and still requests that the 5-foot utility easement along the northerly property line is increased to our standard 6-foot wide for natural gas distribution facilities.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com