



Planning Division
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August 9, 2023

Jaime Perez
Three Sons Construction
3085 Carson St
Aurora, CO 80011

Re: Second Technical Submission Review: 18920 E Smith Rd – Site Plan and Deferral of Public Improvements
Application Number: DA-2191-00
Case Numbers: 2021-6020-00, 2021-9001-00

Dear Mr. Perez:

Thank you for your second submission, which we started to process on July 27, 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. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Since several important issues still remain, you will need to make another technical submission on or after August 24th.

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 let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Jose Ramirez, Rocky Ridge Civil Engineering
Brittany Vigil, ODA
Filed: K:\\$DA\2191-00tech2.rtf



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by public works until the preliminary drainage letter/report and deferral is approved. (Item4)
- The easements and the License Agreement for Gates are needed for this site. These items are still needed from the previous reviews (see Item 6).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No Comments were received from an outside referral agency.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Zoning and Land Use

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4B. Deferral letter originally submitted, and exhibit are still outstanding. Comments for the deferral letter were sent back on 8/1/23. Please also be sure to update the deferral agreement exhibit with the extents shown in this site plan.
- 4C. A deferral is not guaranteed for this project but will be considered. Thank you for reaching out about this deferral request. I sent a follow-up email on 8/1/23 requesting the updated deferral letter and exhibit. Please let me know if you have any questions.
- 4D. A deferral is not guaranteed for this project but will be considered. Thank you for reaching out about this deferral request. I sent a follow up email on 8/1/23 requesting the updated deferral letter and exhibit. Please let me know if you have any questions.
- 4E. Please change "PEDESTRIAN" to "SIDEWALK". Please fix leader to point to the correct line.

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

- 5A. The highlighted text shows the easements dedications by separate document and need for the License Agreement for the gate crossing the easements.
- 5B. The easements and the License Agreement for Gates are needed for this site. These items are still needed from the previous reviews.