



Planning Division
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February 22, 2022

Jazzmine Clifton
Colfax and Sable LLC
18435 W. Colfax Ave.
Golden, CO 80401

Re: Technical Submission Review – Citadel on Colfax Drive Lane A – Site Plan

Application Number: **DA-1422-15**

Case Number(s): 2017-6017-07

Dear Ms. Clifton:

Thank you for your second technical submission, which we started to process on February 8, 2022. City staff has reviewed it and attached our comments along with this cover letter.

Only minor issues remain, but you will need to make another submission. Please revise your previous work and send us a third technical submission. If you have made any other changes to your documents other than those requested, be sure to also specifically list them or note them in an attached letter.

Once these issues are corrected and are reviewed, the next step is Mylar recordation and progressing towards the Notice to Proceed. 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 feel free to email or call me. I may be reached at atibbs@auroragov.org or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Scott Brown, Galloway and Company, Inc., 6162 S Willow Drive #320, Greenwood Village, CO 80111
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: k:\SDA\1422-15tech2.rtf



Second Technical Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Life Safety (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / comments in blue)

Sheet 2 Site Plan

1A. Drive Lane A appears to be the 30' easement. Also provide a label for the 26' fire lane easement as depicted in the cross section on sheet 2.

2. Real Property / Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)

2A. There are some easement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed. Grace has the License Agreement ready to record, but needs the easements to be completed prior to the recording thereof. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

3. Traffic Engineering (Steven Gomez / sgomez@auroragov.org / 303-739-7336 / comments in orange)

Sheet 2 Site Plan

3A. Add Stop sign detail

Sheet 5 Landscape Plan

3B. Add limbing note that tree (see redlined location) will be limbed to maintain 115 sight visibility to STOP sign.