

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



February 4, 2020

Bill Wichterman
A & C Properties
4530 Shea Boulevard Suite 100
Phoenix, AZ 85028

Re: Fifth Submission Review – Porteos (Infrastructure CSP)
Application Number: **DA-1903-13**
Case Number: **2019-6032-00**

Dear Mr. Wichterman:

Thank you for your most recent submission. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, February 18, 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.

Your estimated administrative decision date will be determined based on your next resubmittal and the comments from reviewers. Please note that all abutter notices for administrative decisions must be sent at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Stephen Rodriguez, Planning Supervisor
Leanne Vielehr – Norris Design 1101 Bannock St Denver CO 80204
Susan Barkman Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1903-13rev5.rtf



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address remaining comments from Engineering, Traffic Engineering (contact reviewer directly), Aurora Water, and Real Property for the ISP and any other relevant documents.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Engineering (Public Works)

Reviewed by: Kristin Tanabe 303-739-7306 / ktanabe@auroragov.org

1A. ISP Sheet 1 - The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

2. Traffic Engineering

Reviewed by: Brianna Medema 303-739-7336 / bmedema@auroragov.org

TIS

2A. No comments/redlines were provided to Planning. Please contact the reviewer directly.

ISP

2B. No comments/redlines were provided to Planning. Please contact the reviewer directly.

3. Aurora Water

Reviewed by: Casey Ballard 303-739-7296 / cballard@auroragov.org

3A. Sheet 4 (Advisory comment) – Coordinate with the developer for PA-7. They will be requesting a large diameter water meter and installing a properly sized tee fitting for their future connection is preferred. This does not have to be shown on the ISP as the exact service tap size is not known but the civil plans will have to include this information.

4. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.

4A. Start the process of the easement and Right of Way dedications. Contact Andy Niquette for the processes for those dedications. See the red line comments in the ISP. Make sure the descriptions on the ISP match the illustrations. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.