



Planning Division  
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July 5, 2023

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

**Re: First 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 fourth submission, which we started to process on June 23, 2022. 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 July 24<sup>th</sup>. Please reach out to Kendra Hanagami at [khanagam@auroragov.org](mailto:khanagam@auroragov.org) to complete the deferral agreements for Smith Road.

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](mailto: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:\SDA\2191-00tech1.rtf



## *First Technical Submission Review*

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

- See Planning comments (Item 3)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Please reach out to Kendra Hanagami at [khanagam@auroragov.org](mailto:khanagam@auroragov.org) to complete the Deferral Agreements for Smith Road (Item 5)
- Separate documents need to be completed before the Site Plan is signed off (see Item 6).

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Comments were received from an outside referral agency. Please see the attached PDF.

#### **2. Completeness and Clarity of the Application**

2A. No further comments.

#### **3. Zoning and Land Use**

3A. In the Adjustment Request box Please Add: Administratively approved on March 15, 2023

#### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal box)**

4A. No further comments.

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

#### **5. Civil Engineering (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)**

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Please reach out to Kendra Hanagami at [khanagam@auroragov.org](mailto:khanagam@auroragov.org) to complete the Deferral Agreements for Smith Road.
- 5C. This polygon is drawn approximately to demonstrate possible frontage requirements and is for demonstration purposes only. Please revise hatch limits to generally match the polygon on your next submittal (also please make sure it is visible with the background asphalt hatch).
- 5D. Revise deferral limits to taper down to property frontage.
- 5E. Advisory comment: Structural calculations will be required during civil plan review, per Table 4.02.7.03 of the roadway manual.
- 5F. Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 5G. Outdated sidewalk layout (with reverse curve), please update to match sheet 3.

#### **6. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 6A. The separate documents need to be completed before the Site Plan is signed off.
- 6B. Continue with the separate document dedications for the easements shown hereon and submit the accompanying documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and the License Agreement accompanying documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org). Please refer to the Site Plan to identify the encroachments or easement needs as shown thereon.