



Planning Division
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Aurora, Colorado 80012
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November 2, 2021

Kelsey Hall
Transport Colorado
1331 17th Street Suite 1000
Denver, CO 80202

Re: Fourth Submission Review: Transport Colorado Water Storage Tank – Site Plan and Plat
Application Number: DA-1793-14
Case Numbers: 2020-6012-00; 2021-3011-00

Dear Ms. Hall:

Thank you for your fourth 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 some important issues remain, you will need to make a *technical corrections* submission *after* the administrative decision. 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 is now set for Wednesday, November 17, 2021. Please remember that all abutter notices for administrative decisions must be sent and the site notices (signs) must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained. Staff will have the signs available to pick up and will send you the Notice of Pending Administrative Decision via email to send to abutters. Please provide proof of mailing and proof of sign posting to your case manager prior to the decision date.

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.

If you have any comments or concerns, please contact me directly. I can be reached at abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonnio Benton II

Antonnio Benton II, LEED Green Associate
Planner I
City of Aurora, Planning & Development Services

cc: Christopher Clark, Uintah Engineering & Land Surveying 3313 35th Ave Ste B Evans, CO 80620
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\1793-14rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- (Repeat Comment) Submit a preliminary digital addressing. (Addressing) ***Required with resubmittal.***
- Easement and License Agreement Issues. (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Antonnio Benton II/ 303-739-7209 / abenton@auroragov.org / Comments in dark teal)

1.A Approved, no comments.

2. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

2.A (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:

Parcels

Street lines

Building footprints (If available)

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

Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in light teal)

2.B Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3.A Approved, no comments.

4. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

4.A Approved, no comments.

5. Building/Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5.A Approved, no comments.

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

6.A There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement 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. If you have started these processes, then continue with Andy and Grace toward the completion of those items. Sorry for the repeating of these comments.