



Planning Division
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September 21, 2023

Kevin Smith
JAMASO, LLC
4100 E Mississippi Ave, Suite 500
Aurora CO 80246

Re: Technical Review: JAMASO Master Plan and Zoning Map Amendment
Application Number: DA-2243-00
Case Number(s): 2021-7002-00; 2001-2005-00

Dear Mr. Smith:

Thank you for your technical submission, which we started to process on September 5th, 2023. 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.

Since issues remain, you will need to make another submission. Please revise your previous work and send us a second technical submission.

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 feel free to email or call me. I may be reached at egates@auroragov.org or 303-739-7132.

Sincerely,

Erik Gates, Planner
City of Aurora Planning Department

cc: Garrett Graham, PCS Group, 200 Kalamath St, Denver CO 80223
Jacob Cox, ODA
Filed: k:\\$DA\2243-00tech3.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The full length of the collector is required to access this planning area PA-6. A deferral would not be considered for 12th Ave for PA-6 because it is required to provide access to this planning area. [Civil Engineering]
- Add a note that indicates that a temporary turnaround is required but will be designed as part of the future site plan. [Civil Engineering]

PLANNING DEPARTMENT COMMENTS

1. General Planning (Erik Gates/ egates@auroragov.org / 303-739-7132 / Comments in dark teal)

- 1A. There were no more comments specific to Planning, please see the remaining Public Works Civil Engineering comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering / Julie Bingham / jbingham@auroragov.org / 303-739-7403 / comments in green)

[Tab 13 Page 1]

- 2A. Revise typo to "taper".

[Tab 13 Page 2]

- 2B. Repeat: Add: "and from N. Powhatan Road to the eastern site boundary." The full length of the collector is required to access this planning area PA-6. As a clarification from the comment response, a deferral would not be considered for 12th Ave for PA-6 because it is required to provide access to this planning area. A deferral would be considered for a portion of 12th for PA-5 with a future site plan submittal.

[Tab 13 Page 4]

- 2C. Revise label to Road A.

- 2D. Add a note or asterisks that indicates that a temporary turnaround is required but will be designed as part of the future site plan.

3. Aurora Water (Iman Ghazali / ighazali@auroragov.org / comments in red)

- 3A. There were no more comments from Aurora Water on this review.