

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



January 5, 2023

Ted Laudick
Colorado International Center Metro District No 7
450 E 17th Ave Ste 400
Denver, CO 80203

Re: Forth Submission Review – Dandelion Draw and No Name Storm – Infrastructure Site Plan
Application Number: **DA-1746-35**
Case Numbers: **2022-6021-00**

Dear Mr. Laudick:

Thank you for your fourth submission, which we started to process on December 16, 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 community members.

Some issues remain so please resubmit directly to me through email. Please revise your previous work and send us a new submission on or before January 20, 2023. Please send the new submission directly to me via email. This “clean” site plan will be used as an exhibit for the Administrative Decision staff report.

Your estimated administrative decision date is tentatively set for February 8, 2023. Please remember that all abutter notices must be sent and the site notices must be posted 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. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Will Sokol-Silverbluff Companies 18591 E 64th Ave Denver CO 80249
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1749-35rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Addressing
- Tract/Easement (Real Property)
- 68th Avenue ISP Approval (Public Works)
- Preliminary Drainage Report (Public Works)

PLANNING DEPARTMENT COMMENTS

1. Landscaping Issues (Kim Kreimeyer / 303-739-7189 / kkreimey@auroragov.org / Comments in bright teal)

1A. Move the tree out of the Dandelion Draw channel - Sheet 10.

2. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

2A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. The ISP for 68th Avenue must be approved or ready to be approved prior to the approval of this plan set.
- 3B. This site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

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

4A. Approved

5. Real Property (Andy Niquette / 303-739-7294 / aniquett@auroragov.org / Comments in magenta)

5A. Same comment as previous - Dedicate channel as a Tract or an Easement to the city. Submit application with exhibits to dedicationproperty@auroragov.org.