

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



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December 19, 2023

Randy Bauer
Clayton Properties Group II / Oakwood Homes
4908 Tower Road
Denver, Colorado 80249

Re: Technical Submission Review – Kings Point North West – Site Plan (ISP)
Application Number: **DA-1609-20**
Case Numbers: **2021-6058-00**

Dear Mr. Bauer:

Thank you for your technical submission, which we started to process on December 1st, 2023. 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.

Since only a few minor issues remain, you may submit your site plan and plat mylar sets once the remaining comments are addressed. Note that all our comments are numbered. If you have made any other changes to your documents other than those requested, you will need to make another submission. If 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. Also be sure to also list any new items in your letter.

When you are ready to submit your final mylar set for recording, please email your case manager a fresh copy of the combined site plan. When you submit your mylars, please include a filled out copy of the attached mylar checklist.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner I
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-20tech4



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify the location of the proposed screen wall on the site plan sheets as well. [Planning]
- Continue to work on Easement Dedications. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this review.

2. Planning Comments (Comments in teal)

[Site Plan Page 6]

2A. Please Identify the location of the screen fence on the site plan as well as the landscape sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

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

4. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

4A. There were no more Forestry comments on this review.

5. Real Property (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

5A. Easements have not yet been started. Please email dedicationproperty@auroragov.org to begin.



City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

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Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 30 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

**Allow 10 or more business days for Mylar processing*

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____