

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



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April 23, 2020

Randy Hertel  
Majestic Realty Co  
20100 E 32nd Parkway, Suite 150  
Aurora, CO 80011

**Re: Sixth Technical Submission Review:** Majestic Commercenter – FDP

**Application Number:** DA-1127-31

**Case Number:** 2018-7005-00

Dear Mr. Hertel:

Thank you for your technical corrections, which we received on April 3, 2020. There are a few items that need to be addressed and upon making those revisions, you may submit the final mylars. Please coordinate with all reviewers who had outstanding comments to ensure that all items have been sufficiently addressed.

To ensure proper tracking, please complete and submit the attached Mylar Checklist when you submit your mylars. The Planning Department reserves the right to reject any mylars that fail to address these items. Please note that all easements by separate document and license agreements must be finalized prior to recording the Site Plan.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7220, or [rloomis@auroragov.org](mailto:rloomis@auroragov.org).

Sincerely,

Ryan Loomis, Senior Planner  
City of Aurora Planning Department

Attachments: Mylar Checklist

cc: Katie Laughlin, Consilium Design, 7353 S Alton Way Suite A135, Centennial, CO 80112  
Michael Kapoor – Majestic Realty Company 20100 E. 32<sup>nd</sup> Parkway, Suite 150, Aurora, CO 80011  
Jacob Cox, ODA  
Filed: K:\\$DA\1127-31tech6.rtf



## Sixth Technical Submission Review

### **1. Planning Comments** (Ryan Loomis, / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / 303-739-7220 / Comments in teal)

- 1A. Confirm all outstanding development fees have been paid.
- 1B. Please provide PDF copies of the Framework Development Plan, with all requested changes when submitting the final mylars. Please turn off the AutoCAD SHX text in the comment section and ensure that the plan set is in black and white (i.e. no colors). Combine all sheets shown in the Sheet Index into a single PDF instead of separate PDFs.

#### **SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	CVR
CONTEXT MAP	1
EXISTING CONDITIONS /NATURAL FEATURES MAP	2
PUBLIC ART PLAN	3
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- 1C. Please see comments from Curt Bish in PROS regarding the First Creek Trail extension.
- 1D. Please refer to the attached Mylar Checklist. Complete this checklist and bring it when the mylars are submitted.

### **2. Civil Engineering** (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green)

- 2A. When final mylars are submitted, please include an electronic copy of the PIP to the case planner.
- 2B. Please include Schedule 1, MOU Regarding First Creek Floodplain Corridor and Regional Improvements within Majestic Commercenter, east of Picadilly Road in the final submittal.

### **3. Traffic** (Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7646 / Comments in gold)

- 3A. Add Planning Area 12 to this list shown on page 5 of the PIP Narrative.

### **4. PROS** (Curt Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131)

- 4A. Please work with PROS going forward, as the latest version of the PIP map and narrative for PA-11 does not demonstrate Majestic's commitment to extend the First Creek Trail west of Picadilly to 38th. There is no trail depicted on the map or mentioned passing through what they describe in the text as consisting primarily of detention ponds, despite the fact the trail is shown on the Open Space Map.



## MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

**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 120 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.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
  - [https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards\\_11\\_28\\_2016.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf)
  - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ 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: \_\_\_\_\_

Note: This form is also available online