

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



May 25, 2021

Eric Applefield  
Grubb Properties  
4601 Park Rd Suite 450  
Charlotte, NC 28209

**Re: Technical Submission Review – Link Apartments - Fitzsimons – Site Plan & Plat**  
Application Number: **DA-1279-50**  
Case Numbers: **2020-3052-00, 2020-4021-00**

Dear Mr. Applefield:

Thank you for your technical submission which we started to process on May 14, 2021. We reviewed it and attached our comments along with this cover letter. Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new 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 call me at 303-739-7266 or send me an email at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Claire Dalby".

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Kevin Barney – Kimley-Horn, 4582 S Ulster St Ste 1500 Denver, CO 80237  
Meg Allen, Housing & Community Services  
Jacob Cox, ODA  
Filed: K:\SDA\1279-50ev2.rtf



## *Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please submit the plat with the next review.
- Address all remaining comments from Real Property, Aurora Water, PROS, and Forestry.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Five registered neighborhood organizations and thirteen adjacent property owners were notified of the site plan and application. No public comments were received during this review period.

#### **2. Planning** (Claire Dalby / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org))

2A. Planning staff has been working offline with the applicant, Aurora Real Property, RTD, and Outdoor Promotions regarding the relocation of the bus stop on Peoria. Continue working offline with all involved parties on this endeavor. If any changes to the bus stop location, size, etc. occur with this collaboration, please incorporate these with the next site plan submittal.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

3A. No plat was submitted for review. This could have impacts on the review of the Site Plan i.e. the boundary of the site plan. I will have some comments on the Site Plan when the Plat is sent in. Continue to work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) on the easement releases. A private easement needs to be released through the County. Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) has the License Agreement ready for recording. Please note that the site plan cannot be approved until all the items needed are ready to record.

#### **4. Aurora Water** (Daniel Pershing / 303-739-7646 / [dpershi@auroragov.org](mailto:dpershi@auroragov.org) / Comments in red)

##### Sheet 4

- 4A. Capacity in Sanitary is confirmed for the proposed loading in this use. No additional improvements are required of the development
- 4B. Please revise to 4" meter per discussions with AW.

#### **5. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

##### Sheet 8

- 5A. 12"-20" cobble to be placed on top of weed barrier in the raised bed where there are no plants.
- 5B. New mulch placed in raised bed around existing trees
- 5C. Stamped concrete brick pattern
- 5D. Stamped concrete brick pattern

#### **6. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in maroon)

##### Sheet 12

- 6A. Aurora Forestry cannot approve plan until tree mitigation has been paid. Please contact Rebecca Lamphear for the invoice.
- 6B. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. tree mitigation is always above and beyond the Landscape Code requirements.