



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

Worth Discovering • auroragov.org

May 1, 2023

Halie McCarter
14th and Ursula LLC
460 Virginia Avenue
Indianapolis, IN 46203

Re: Third Technical Submission Review: 14th and Ursula Mixed-Use at Fitzsimons Village - Site Plan
Application Number: DA-1279-53
Case Numbers: 2022-4021-00

Dear Ms. McCarter:

Thank you for your recent technical submission. 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 and community members.

You will not need to make another submission. When feasible, please submit a pdf to your case manager (srodrigu@auroragov.org) to verify that the Site Plan is acceptable prior to printing mylars to be recorded. The mylars are required to meet Arapahoe County requirements. Fill out completely the attached Mylar Checklist and include it with your mylar submittal. Please ensure that all fees have been paid prior to submitting mylars including APS school fees (see attached), PROS fees and any other outstanding fees.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Ryan McBreen – Norris Design 1101 Bannock St Denver CO 80204
Scott Campbell - Neighborhood Services
Cesarina Dancy - ODA
Filed: K:\SDA\1279-53tech3.rtf



Third Technical Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Traffic Engineering (Dean Kaiser / 303-739- 7584 / djkaiser@auroragov.org / Comments in orange)

1A. No additional comments.

2. Aurora Water (Ninah Khanzadeh / nkhanzad@auroragov.org / Comments in red)

2A. No additional comments.

Division of Support Services

15701 E. First Ave.
Suite 206
Aurora, CO 80011

303-365-7812 phone
303-326-1947 fax

April 24, 2023

The school land dedication requirement for the 14th and Ursula Mixed Use at Fitz Village development application (DA-1279-53) is .3275 acres. The cash-in-lieu of land total is \$199,742.42 and is payable to Aurora Public Schools. The payment can be sent to my attention at the address above or I can email you APS wiring instructions. This invoice is valid through October 24, 2023.

If you have any questions please e-mail me at jdhensley@aurorak12.org.

Joshua D. Hensley
Planning Coordinator

14th and Ursula Mixed Use at Fitz Village (DA-1279-53)								
Dwelling Type	Units	Yield Ratio	Student Yield					
SFD		0.7	0					
MF-LOW		0.3	0					
MF-HIGH	297	0.145	43					
TOTAL	297		43					
YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	22	0.04	12	34	0.03	9	43
TOTAL		22		12	34		9	43
SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED					
ELEMENTARY	22	0.0175	0.3898					
MIDDLE	12	0.025	0.2970					
HIGH	9	0.032	0.2851					
TOTAL	43		0.9719					
Existing Structure								
Dwelling Type	Units	Yield Ratio	Student Yield					
SFD	37	0.7	26					
MF-LOW	6	0.3	2					
MF-HIGH		0.145	0					
TOTAL	43		28					
YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	13	0.16	6	19	0.2	7	26
MF-LOW	0.17	1	0.08	0	2	0.05	0	2
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		14		6	20		8	28
SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED					
ELEMENTARY	14	0.0175	0.2380					
MIDDLE	6	0.025	0.1600					
HIGH	8	0.032	0.2464					
TOTAL	28		0.6444					
School Dedication Requirement Difference =			0.3275					
Value per Ft2	\$14.00							
Value per Acre	\$609,840.00							
Total Obligation	\$199,742.42							



Aurora
Public
Schools

**Division of Finance
Accounting
Department**

15701 E. First Ave.,
Suite 106
Aurora, CO 80011

Phone
303-365-5810

FAX
303-326-1819

Web
aurorak12.org

Effective August 2, 2021, UMB Bank, N.A. will serve as the new custodian for COLOTRUST. As such, the deposit instructions for COLOTRUST are changing on August 2, 2021.

Below please find the instructions to send funds by Wire and ACH into the Adams Arapahoe School District 28J COLOTRUST bank account. When the wire or ACH is initiated, please ensure the “**For Further Credit**” information is referenced so the funds will be properly credited to our bank account.

COLOTRUST WIRE and ACH INSTRUCTIONS:

BANK NAME: UMB Bank, N.A.
ABA/Routing #: 101000695
CREDIT COLOTRUST ACCOUNT #: 9872567870
FFC: CO-01-0658-7034 Adams Arapahoe School District 28J
General account

If there are any questions, please do not hesitate contacting me.

Sandy Woods, CPA
Aurora Public Schools
Accounting Manager
Phone: 303-365-5810, ext. 28338
E-mail: swwoods@aurorak12.org



City of Aurora Planning and Development Services Department

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 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: _____