



Planning Division
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July 27, 2022

Kevin Smith
JAMASO, LLC
4100 E Mississippi Ave, Suite 500
Aurora CO 80246

Re: Initial Technical Review: JAMASO Master Plan and Zoning Map Amendment
Application Number: DA-2243-00
Case Number(s): 2021-7002-00; 2001-2005-00

Dear Mr. Smith:

Thank you for your technical submission, which we started to process on June 27, 2022. 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.

Since issues remain, you will need to make another submission. Please revise your previous work and send us a second technical 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 feel free to email or call me. I may be reached at atibbs@auroragov.org or 303-739-7227.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Garrett Graham, PCS Group, 200 Kalamath St, Denver CO 80223
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: k:\\$DA\2243-00tech1.rtf



Initial Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The access road (as labeled on the PIP) needs to be a private road. The section does not meet COA standards nor does it provide additional connectivity. (Public Works)
- A turnaround in the interim condition is not only for fire/life safety, but for the general public. Provide a turnaround. (Public Works) *Note from planning: if a turnaround is to be required/provided at the end of 12th, please clearly note this is a temporary condition. Perhaps as a separate sheet or detail.*

PLANNING DEPARTMENT COMMENTS

1. General Planning (Aja Tibbs / atibbs@auroragov.org / 303-739-7227 / Comments in dark teal)

1A. Please note that all the master plan tabs (with the exception of comment responses) are recorded upon approval of the master plan. This is typically done with four regular sized sheets per mylar page. With your resubmittal, please include a final set of all the master plan documents in this format.

Urban Design Standards – Tab 10

1B. Remove section title “h. Additional Signs” from page 13 of Tab 10, and re-number the subsequent sections. There is nothing under it, so the section is no longer needed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Public Works / Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

2A. The master plan will not be approved by Public Works until the drainage study is ready to be approved. Comments were provided 4/6/22 and not subsequent submittal has been made.

Public Improvement Plan (PIP)

2B. The access road needs to be a private road. The section does not meet COA standards nor does it provide additional connectivity.

2C. A turnaround in the interim condition is not only for fire/life safety, but for the general public. Provide a turnaround

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

3A. Sent minor comments to designer via email. Also sent request to Shanika to open MUS folder in AMANDA on 6/30. Otherwise, site plan is marked as ready for approval.

4. Public Art Plan (Roberta Bloom / rbloom@auroragov.org / 303-739-6747)

6A. Thank you for the submitted public art plan. This document is being prepared for signature/approval.