

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



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July 22, 2020

Lyle Artz
Fitzsimons Redevelopment Authority
12635 E Montview Blvd Ste 100
Aurora CO 80045

Re: Initial Submission Review – BIOSCIENCE III SUBDIVISION FLG 1, AMENDMENT NO 1 - PLAT
Application Number: **DA-1233-44**
Case Numbers: **2020-3020-00**

Dear Mr. Artz:

Thank you for your second submission, which we started to process on Wednesday, July 21, 2020. 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 3, 2020.

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 let me know. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Jeff Miller, Matrix Design Group, 1601 Blake St, Denver CO 80202
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1233-44rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The plat cannot be considered an amendment, rename the Filing No to the next number. (Real Property)
- Please make corrections noted in the Real Property redlines and comments.
- If the old Revere Street right-of-way were to become a tract, a new subdivision filing is required. (Engineering)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community comments were received.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 2A. With reference to proposed Tract B, this area is a utility easement in its entirety per the ROW vacation. If it is to be a tract, a new subdivision filing is required.

3. Aurora Water (Daniel Pershing / 303-739-7646 / dpershi@auroragov.org / Comments in red)

- 3A. Please dedicate 16 ft easement for waterline stub located in the old Revere Street right-of-way. The easement will be removed by separate document when waterline is removed.

4. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 4A. Rename the Filing No to the next Number. This cannot be an amendment (typ.) Add the statement of intent of the Amendment.
- 4B. Remove the statement of intent - not needed now.
- 4C. Delete "first amendment" in the Dedication and update to the proper Plat name.
- 4D. Update the note in the Covenants section to state: **"All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora."**
- 4E. Delete Note number 5 and move to the legend.
- 4F. Note the property to the west of Tract B as "unplatted."
- 4G. Include a legend label.
- 4H. Remove the utility easement reference for Tract B.