

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



April 27, 2023

Tewodros Folla
United Property Developers
10808 Troy St
Commerce City, CO 8002

Re: Technical Submission Review: Rehoboth Village - Site Plan

Application Number: DA-1013-16

Case Numbers: 2022-4038-00

Dear Mr. Folla:

Thank you for your technical submission, which we started to process on April 13, 2023. 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.

There is no need for another submittal.

Please continue to work on the preliminary drainage. Once you have made the necessary revisions to the plans, you may print and submit your final Site Plan Mylars and a clean pdf AFTER you finish the preliminary drainage. Please be aware that if you print sheets that have not made corrections, you will have to reprint Mylars. Please also keep in mind that Mylar routing takes approximately 10-15 days. A Mylar Checklist is attached for your convenience.

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 give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

CC: Alex Duran - Godden Sudik Architects 5975 S Quebec St 250 Centennial CO 80111
Rachid Rabbaa, Case Manager
Brit Vigil, ODA
Filed: K:\SDA\1013-16tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site plan will not be approved by Public Works until the preliminary drainage letter/report is approved for Utilities. (Item 4)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Fire / Life Safety (Stephen Kirchner / 303-739-7371 / stkirchn@auroragov.org / Comments in blue)

2A. No comments.

3. Utilities (Iman Ghazali / ighazali@auroragov.org / 303-807-8869)

3A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.



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: _____