

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



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February 7, 2022

Larry Braud
Milender White Development
12655 W 54th Drive
Arvada, CO 8002

Re: Initial Submission Review – Parkside at City Center Subdivision Filing No 3 – Replat
Application Number: **DA-1773-08**
Case Numbers: **2021-3068-00**

Dear Mr. Braud:

Thank you for your initial submission, which we started to process on December 6, 2021. 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.

Please revise your previous work and send us a new submission on or before February 18, 2022.

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 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: John Perry-Engineering Service Company 141 E Evans Ave Aurora CO 80014
Scott Campbell, Neighborhood Liaison
Laura Rickoff, ODA
Filed: K:\SDA\1773-08rev2



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Verify easements and grammatical changes (Planning + Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Storm drainage fees are due. Please contact Aurora Water (Diana Porter) to pay this fee if not already done so.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Aurora Water – Revenue (Diana Porter / dsporter@auroragov.org

- 2A. Storm Drain Development Fees due $0.5666/\text{acres} \times \$1,242.00/\text{acre} = \$703.72$
- 2B. Please note- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
- 2C. Aurora Water-Approved (Cliff Stephens / cstephen@auroragov.org)

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

- 3A. On the plat change “and” to “or” and submit the owner signed mylars to the Planning department. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics. See grammatical changes to site plan notes.
- 3B. Please contact Andy Niquette (ANiquett@auroragov.org) or 303.739.7325 to complete the easement process and for any additional comments/changes needed prior to finalizing the plat document.