

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



January 13, 2023

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

**Re: Fourth Submission Review:** Rehoboth Village - Site Plan  
**Application Number:** DA-1013-16  
**Case Numbers:** 2022-4038-00

Dear Mr. Folla:

Thank you for your fourth submission, which we started to process on December 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 and community members.

Since several important issues remain, you will need to make a technical submission after your Planning Commission hearing date.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Planning Commission Hearing date is *tentatively* set for Wednesday, February 22, 2023.

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](mailto:rrabbaa@auroragov.org)

Sincerely,

Rachid Rabbaa, Planner  
City of Aurora Planning Department

CC: Alex Duran - Godden Sudik Architects 5975 S Quebec St 250 Centennial CO 80111  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\1013-16rev4.rtf



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 2)
- Please make sure accessible route is consistent and compliant on all sheets. (Item 3)
- **Easement comments from 2nd review not addressed. Real Property** (Item 4)
- See the comments from Utilities. (Item 5)
- **Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. (Item 10 – REPEAT COMMENT) (Item 6)**

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use Comments**

- 1A. No comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

##### **COVER SHEET**

- 2A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.  
2B. See other comments in the Site Plan

#### **3. Fire / Life Safety** (Stephen Kirchner / 303-739-7371 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 3A. Please make sure the accessible route is consistent and compliant on all sheets.

#### **4. Real Property** (Andy Niquette / 303-739-7325 / [aniquette@auroragov.org](mailto:aniquette@auroragov.org) / Comments in magenta)

- 4A. Easement comments from 2nd review not addressed.

#### **5. Utilities** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / 303-807-8869)

- 5A. Is the depth of flow in this 4" pipe less than 75?  
5B. Dedicate a pocket utility easement for this hydrant.  
5C. The existing water main along E Evans Dr is 8"  
5D. Please remove this stub as well if it will not be used.

#### **6. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org)) (**REPEAT COMMENT**)

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.