



Planning Division  
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March 9, 2023

Chad Ballard  
Paradigm Systems, Inc.  
2513 Elmira Street  
Aurora, CO 80010

**Re: Technical Submission Review – Elmira North – Site Plan with Adjustment and Subdivision Plat**  
Application Number: **DA-2029-02**  
Case Numbers: **2022-3026-00; 2017-6009-01**

Dear Mr. Ballard:

Thank you for your third submission, which we started to process on February 27, 2022. 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 27, 2023.

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 list them specifically 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](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Kay Galligan, Factor Design Build  
Jesse Donovan, Brightlighter Engineering  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2029-02tech1



## *Technical Submission Review*

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

- Per civil engineering, the site plan will not be approved by public works until preliminary drainage is approved
- Per real property, update labels on the plat and ensure the site plan matches the proposed plat

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

#### **1. Civil Engineering** (Brianna Medema / 303-739-7310 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in green)

- 1A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved (RSN 1619488). Preliminary drainage has not been approved.

#### **2. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 2A. See redline comments.
- 2B. The site plan needs to match the proposed plat – the 10' Utility easement around the perimeter of the Lot line needs to be added and labeled.
- 2C. The southern lot line should be a solid line.
- 2D. Remove the reference for the reception number for the 10' water easement that is dedicated by the plat.
- 2E. Label plat name for existing phase one development and proposed building
- 2F. Please note that the subdivision plat was not submitted for this round of review.