



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

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May 16, 2023

Randy Bauer  
Clayton Properties Group II / Oakwood Homes  
4908 Tower Road  
Denver, Colorado 80249

**Re: Technical Submission Review: Kings Point North East – Site Plan (ISP)**  
**Application Number:** DA-1609-21  
**Case Number:** 2021-6059-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to review on April 28<sup>th</sup>, 2023. 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 almost all of the remaining comments relate to outside processes, you will not need to make another submission. Please complete these outstanding items and submit your mylars when they are complete. Fill out the attached Mylar Checklist at the end of this letter and submit it along with your final mylars. Please also submit a pdf copy of the final mylar set to the online portal at this same time.

If you have made any other changes to your documents other than those requested, you will need to make another submission. If you resubmit, be sure include a cover letter specifically responding to each item and also specifically list the new changes in your letter. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner I  
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-21tech2



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are a couple of minor comments from Aurora Water. [Aurora Water]
- Aurora Forestry requires a copy of the bank bond for trees in escrow if this has not already been provided. [Forestry]
- Continue to work with the ROW dedication document. [Real Property]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns (Comments in teal)

1A. There were no community comments on this review cycle.

#### 2. Planning Issues (Comments in teal)

2A. There were no planning issues identified in this review.

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

3A. There were no more Landscaping comments on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

4A. There were no more comments from Civil Engineering on this review.

#### 5. Traffic Engineering (Steven Gomez / 303-739-7339 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

5A. There were no more comments from Traffic Engineering on this review.

#### 6. Aurora Water (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

[ISP Page 1]

6A. As of 5/3/23 PDR has not been approved. (PDR approved as of 5/10/23)

[ISP Page 9]

6B. Clearly depict drainage easement limits-hard to depict.

6C. Label this as "Public".

Drainage easement limits clarified.  
Public label updated

#### 7. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

[ISP Page 1]

7A. Aurora Forestry requires a copy of the bank bond for trees in escrow.

7B. For the next submittal please submit the Tree Protection Plan submitted and reviewed as of 5/12/23.)

TPP IS APPROVED AND BANK BOND  
HAVE BEEN SUBMITTED TO  
FORESTRY.

#### 8. Real Property (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

8A. Waiting on the applicant to return the ROW dedication document to Land Development Review. Continue to work with Andy Niquette to complete this document.

ROW review current in Aurora's hands as of 2/15/24, need revised dedication document, RSN 1687976



## 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 120 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: \_\_\_\_\_