



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

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July 6, 2020

Jon Van De Voorde
Nash Inspiration LLC
9033 E Easter Place, Suite 110
Greenwood Village, CO 80112

Re: Technical Submission Review - Rockinghorse CSP No 14 - CSP and Plat
Application Number: **DA-1370-37**
Case Numbers: **2019-4013-00**

Dear Mr. Van De Voorde:

Thank you for your technical submission, which we started to process on Tuesday, June 23, 2020. We reviewed it and attached our comments along with this cover letter.

One minor formatting issue remains. Once that is corrected (on the plat), please send a PDF of the file so I can send it to Maurice to ascertain its accuracy. Once confirmed, you are ready to print mylars for recording purposes. There are no fees due. A mylar checklist has been provided for your use and should accompany the mylars.

Please send a file for CAD data submittal. Instructions are in the comments. Once the file is ready, please upload it to the AMANDA portal.

Please keep in mind that, now this Site Plan has been approved, mylar changes are necessary for all Site Plans in the different filings abutting the project must be updated to reference the changes and associated case number. Please put together a list of the affected filings so we can work together on making those changes so that, in the future, there will be a reference to the changes into the park improvements.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or at hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Ryan McBreen, Norris Design, 1101 Bannock St, Denver CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: k:\\$DA\1370-37tech.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please correct the margins as noted in the subdivision plat checklist. Douglas County has plat standards that are not currently being met.
- Please provide a CAD file for the data submittal.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

- A. No additional comments were received.

2. Completeness and Clarity of the Application

A. CAD Data Submittal Standards

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

3. Open Space and Recreational Amenities

- A. All programming has been approved by PROS. At this time the trail connection across the PSCo easement to the Piney Creek regional trail is not ready for construction. Since this is a partnership effort with the Metro District, PSCo, PROS, and the developer (providing design services), please remove this segment until that project is undertaken. At that time a mylar change can be done to include the trail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org

- A. No additional comments.

5. Public Art Plan

Roberta Bloom/ rbloom@auroragov.org/ 303-739-6747

- A. Please provide additional information regarding the completion of public art in Inspiration. Continue to coordinate with Roberta Bloom on the project. ***Has this been completed? Please advise.***

6. Parks Department

Michelle Teller/ mteller@auroragov.org/ 303-739-7437

- A. No additional comments.

7. Real Property

Maurice Brooks, mbrooks@auroragov.org 303-739-7294

Correct document as illustrated in the redlines.

- A. Please be advised: Any physical features (**not previously covered by a License Agreement**) located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

Plat

- B. Douglas County Plat standards - 24" x 36" sheets with 2" margin on left, and 1" on all other sides. Be consistent with the subdivision plat checklist.



MYLAR CHECKLIST

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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.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ 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: _____

Note: This form is also available online