

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



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January 26, 2022

Oyun Namjig
Premier Investment Properties, LLC
9579 Kentwick Cir
Centennial, CO 80112

Re: 3rd Technical Submission Review – 570 Potomac Street Retail – Site Plan
Application Number: **DA-2219-00**
Case Numbers: **2021-6001-00**

Dear Oyun Namjig:

Thank you for your third technical submission. 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.

Several important issues remain that can be addressed in another technical review. Please make the corrections noted in this letter and on the redlined Site Plan and resubmit your work to the Development Review website at www.aurora4biz.org. Please do not resubmit your documents until the easement release and dedication, and license agreement process is complete.

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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Lucy Van Dusen, RMG Engineers
Brian Pippin, Haselden
Laura Rickhoff, ODA
Filed: K:\\$DA\2219-00tech3



Third Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional community questions, comments, nor concerns were received with this review.

2. Completeness and Clarity of the Application

Generally

- 2A. Ensure all AutoCAD SHX Text items are flattened when creating the PDF. After exporting the PDF from AutoCAD, please make there are no comments on the PDF prior to uploading. Final documents will not be accepted with any of these comments remaining on the plan. There are 5 items still appearing on sheet 5.

Sheet 4

- 2B. Correct the sheet number called out on the redlines. There should not be a text box on the PDF.

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

Sheet 5

- 3A. Landscaping issues have been resolved.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. 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 in a NAD 83 feet, Stateplane, 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Sheet 1

- 5A. This Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
5B. Comments were provided on 10.25.2021 and no subsequent submittal has been made.

Sheet 2

- 5C. I apologize for the late comment. The ramp needs to be as wide as the sidewalk. Please see the redlines for details.

Sheet 3

- 5D. A minimum slope of 2% is required in all non-paved areas.
5E. Label the slopes.
5F. Advisory note: the maintenance access for the retaining wall will need to be shown on the Civil Plans.
5G. Correct the typo in note 2.

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 4

- 6A. Aurora Water issues have been resolved.



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

Sheet 2

- 7A. Cover the portion of the pork chop shown in the redlines with a License Agreement. Contact Grace Gray at ggray@auroragov.org to start this process. Note, the Site Plan will not be approved and building permits will not be issued until the License Agreement is complete.
- 7B. Work with Andy Niquette (releaseeasements@auroragov.org and dedicationproperty@auroragov.org) to continue working on the easement dedication and release processes for this development. The Site Plan will not be approved and building permits will not be issued until the easement dedication and release documents are completed and ready to record.