



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

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April 25, 2022

Myles Bruckal
Helena Land Holding
4500 N 32nd St, Ste 100F
Phoenix AZ 85018

Re: Technical Submission Review: 1900 S Chambers Community Lot 1 - Site Plan Amendment
Application Number: DA-2105-01
Case Numbers: 2018-6020-03

Dear Mr. Bruckal:

Thank you for your technical submission, which we started to process on April 12, 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.

Complete your drainage approval and easement releases and then submit your mylars.

Also, there is a cash-in-lieu of school land obligation outstanding that is due before final approval.

As always, if you have any comments or concerns, please give me call or email me. I may be reached at 303-739-7541 or rrabbaa@auroragov.org

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Gabriel Bogdanoff - Point Consulting, LLC 8460 W Ken Caryl Ave #101 Littleton CO 80128
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Daunte Rushton, ODA
Filed: K:\\$DA\2105-01tech1



Technical Submission Review

SUMMARY OF KEY ISSUES

- Site Plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
- Continue working on easement release process. (Real Property)
- There is a cash-in-lieu of school land obligation outstanding that is due before final approval.

PLANNING DEPARTMENT COMMENTS

1. Planning (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org / Comments in teal)

A. No comments.

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

A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7304 / jbingham@auroragov.org / Comments in green)

A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

4. Traffic Engineering (Kyle Morris / 303-739-7336 / kdmorris@auroragov.org / Comments in orange)

A. No comments.

5. Fire / Life Safety Life Safety (Ted Caviness / 303-739-7420 / tcaviness@auroragov.org / See blue comments)

A. No comments.

6. Aurora Water (Ryan Tigera / (303) 326-8867 / rtigera@auroragov.org / Comments in red)

A. No comments.

7. Real Property (Andy Niquette / 303-739-7325 / aniquette@auroragov.org / Comments in magenta)

A. Continue working with Andy Niquette at release.easements@auroragov.org for the completion of the easement release processes.

B. Easements are needing to be completed as part of the initial Site Plan review (see RSN 1234493).



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.

MYLAR CHECKLIST

- ☐ 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.
- ☐ Civil drawings and the drainage plan have been approved.
- ☐ 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, 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, 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 7-10 business days for Mylar processing

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online

MYLAR Checklist (Revised 12/2016)