



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

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March 13, 2017

Todd Wilson
CCBB Land, LLC
5430 E Weaver Ave
Centennial, CO 80121

Re: Second Submission Review – Trolley Station – Plat
Application Number: **DA-2027-02**
Case Number: **2016-3039-00**

Dear Mr. Wilson:

Thank you for your second submission, which we received on February 21, 2017. We reviewed it and attached our comments along with this cover letter. Since a few issues still remain, you will need to make a technical submission prior to the recordation of mylars. Please revise your previous work and send us a new submission on or before Tuesday, March 28, 2017.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: Kurtis Williams, JR Engineering, 7200 S Alton Way, Suite C400, Centennial, CO 80012
Mary Aygerinos, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2027-02rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. The mylars for the Master Site Plan still need to be submitted. Please prepare the Master Site Plan mylars and submit them to your Case Manager at your convenience. A Mylar Checklist is attached for your use when you submit the mylars.

2. Addressing (Cathryn Day / 303-739-7357 / cday@auroragov.org)

2A. Addresses for each building will be assigned when Site Plans are submitted in the future.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Victor Rachael / 303-739-7309 / vrachael@auroragov.org / Comments in orange)

3A. The corner radius at Norfolk Place and Colfax Avenue should be 25 feet.

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

4A. Please provide a Certificate of Taxes Due prepared by the County Treasurer's Office that shows a zero balance owed.

4B. Change the year on the Cover Sheet to 2017.

4C. Add a Notary Block on Sheet 2 for the Contract Purchaser.

4D. Include the dedication information for the High Line Canal on all sheets.

5. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

5A. A storm drainage development fee is due in the amount of \$69,930.37 (24.089 acres x \$2,903.00 / acre).

6. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

6A. PSCo's Right of Way & Permits Referral Desk acknowledges the comments responses and has no additional comments at this time.



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