



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

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September 13, 2017

Mike Serra  
 Gateway East Industrial LLC  
 270 St Paul St, Suite 300  
 Denver, CO 80206-5133

**Re: Third Submission Review** Gateway Park III Subdivision Flg No 15  
 Application Number **DA-1136-09**  
 Case Number **2017-3023-00**

Dear Mr. Serra:

Thank you for your third submission, which we started to process on August 25, 2017. We have reviewed your plans and attached our comments along with this cover letter. There are a few outstanding items to be addressed. Please revise the plans per the attached comments and e-mail the revisions to me at [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) for review. Upon review we will notify you if additional information is required or you can submit mylars.

To ensure proper tracking when you submit your mylar drawings, please use our Mylar Checklist attached to this letter. The Planning Department reserves the right to reject any mylars that fail to address these items.

In our All 4 Business initiative we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!

[https://www.surveymonkey.com/s/CityofAurora\\_DevelopmentReviewSurvey](https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey)

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I  
 City of Aurora, Planning Department

cc: Cannan Reeverts - Kimley-Horn 4582 S Ulster St, Suite 1500 Denver, CO 80209  
 Meg Allen, Neighborhood Services  
 Mark Geyer, ODA  
 Filed: K:\\$DA\1136-09rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Xcel Coordination
- Revise drawings as indicated on the redlines

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **1. Real Property**

Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331 (Comments in Magenta)

- 1A. On Sheet 2, change the line type of an existing easement at the north end of property to a more pronounced dashed line.
- 1B. Show the subdivision boundary line as a bold solid line as indicated on Sheet 3.
- 1C. Dedicate two sidewalk easements where the private roadway meets Airport Boulevard.
- 1D. Revise Line 9 on Sheet 3 as indicated on the redlines.
- 1E. Updated title work is required at the time mylars are submitted.

#### **2. Century Link**

Dustin Pulciani / [Dustin.Pulciani@centurylink.com](mailto:Dustin.Pulciani@centurylink.com) / 720-520-3133

- 2A. CenturyLink has no objections at this time.

#### **3. Xcel Energy**

Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306

- 3A. While PSCo has no concerns with the easements on the plat, the property owner/developer/contractor is reminded to contact Mike Diehl, Siting and Land Rights Manager at (303) 571-7260 to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement for the possible electric transmission conflict for this project.



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](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 7-10 business days for Mylar processing

Project Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Note: This form is also available online