



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

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June 19, 2020

Jason Carr  
SA Miro, Inc.  
4582 S Ulster Parkway, Suite 300  
Denver, CO 80237-2634

**Re: Third Submission Review - VA MC Subdivision FLG NO 1 - Replat**  
Application Number: **DA-1233-32**  
Case Number: **2016-3055-00**

Dear Mr. Carr:

Thank you for your third submission, which we started to process on Tuesday, June 2, 2020. 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.

Since minor issues still remain, please email an updated PDF to me. In lieu of doing another formal submission, which would take more time, I can just consult Real Property to ensure the remaining comments are addressed. Once that has been ascertained, you can produce mylars for recording purposes. Please remember that a signature is required for the Fitzsimons Redevelopment Authority as FRA property is on the plat. Contact Lyle Artz at [lartz@fitsimonsinnovation.com](mailto:lartz@fitsimonsinnovation.com) or (303) 810-6362.

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

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor  
City of Aurora Planning Department

Attachment

Cc: Kelly Schlichting, Altura Land Consultants, 6551 S Revere Pkwy, Suite 165 Centennial, CO 80111  
Lyle Artz, Fitzsimons Redevelopment Authority  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
k/\$DA/1233-23rev3



## *Third Submission Review*

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

- ✓ Please ensure that the Fitzsimons Redevelopment Authority reviews the plat prior to recording. Furthermore, the FRA must sign the plat as they are a property owner.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green.

#### **1. Zoning and Land Use Comments**

- A. Prior to recording, the Fitzsimons Redevelopment Authority must review the plat, as they are the property owner of Tract A. I have sent a copy of this review letter and the plans to Lyle Artz to alert him that you will likely be contacting him in the near future.
- B. Please update all north arrows to eliminate the bird, please use a more conventional north arrow.

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

#### **2. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306

- A. No additional comments.

#### **3. Real Property**

Maurice Brooks/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 Comments in magenta.

- A. Please indicate the direction in the noted area on the legal description.
- B. Update the Title Commitment to be within 120 calendar days of the plat approval date.
- C. Update year on signature lines.
- D. Confirm with Engineering that a sidewalk easement is needed on the southern portion of Tract A. Since usually the sidewalks are located along the street right-of-way, confirm whether sidewalks are located in Tract A.
- E. Confirm the need for sidewalk easements on the southern portion of the site near E Colfax Avenue.
- F. North of Tract A, include "Block 1" as part of the label on Lot 2.

#### **4. Aurora Water**

Reviewed by: Daniel Pershing / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / (303) 739-7646 Comments in red

- A. No additional comments.

#### **5. Xcel Energy**

Reviewed by: Donna George, Right of Way & Permits / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / (303) 571-3524

- A. No