



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@fitzsimonsinnovation.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.

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 / 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 / 303-739-7306

- A. No additional comments.

3. Real Property

Maurice Brooks/ 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 / (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 / (303) 571-3524

- A. No