

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



December 17, 2019

Liban Buni  
Mubarak Villa LLC  
10307 E Iliff Avenue  
Aurora, CO 80247

**Re: Third Submission Review** – Mubarak Villa – Site Plan w/ Adjustments and Replat  
Application Number: **DA-2171-00**  
Case Number: **2019-4004-00**

Dear Mr. Buni:

Thank you for your third submission. We have reviewed it and attached our comments along with this cover letter. The remaining issues detailed in this letter will be resolved in a technical review period pending approval of the plans before the Planning Commission. Please keep in mind that the plans will not be officially approved and recorded at the county until all outstanding comments are resolved in the technical review period. After the hearing, please resubmit to the portal an updated Site Plan and Plat which address all outstanding comments in order to begin the technical review. Prior to the hearing, please email directly to me an updated Site Plan set which addresses the comments in Section 2 of this letter: Waivers/Adjustments. This will be needed as an exhibit for the Planning Commission hearing, and your hearing date may be postponed if this is not provided.

Your Planning Commission hearing date is set for Wednesday, January 22<sup>nd</sup>, 2020. Please remember that all abutter notices for public hearings must be sent by mail and the hearing notice signs must be posted on the site at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Planner I  
City of Aurora Planning Department

cc: Brian Johnson, Prism Design and Consulting  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2171-00rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address all comments on completeness, formatting, and accuracy of the application.
- Revise all adjustment requests accordingly (see Item 2)
- Clarify whether the entirety of the park amenity is needed as a drainage easement (see Item 3)
- Continue working with Public Works on your Preliminary Drainage (see Item 5)
- There are outstanding fees required prior to plan recordation.
- Review and address all comments from Real Property on the Plat. Comments in bold are remaining from the first review (see Item 7)
- Continue working with Real Property on License Agreements as needed.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. A comment letter was received from Xcel Energy, please review it and address the requested changes.

#### 2. Waivers/Adjustments

2A. Due to the adoption by City Council of the Unified Development Ordinance, the previous zoning ordinance has been nullified. Because of this, waivers as currently worded cannot be granted because the code sections which they reference no longer exist. Additionally, waivers are now called adjustments in the UDO. The waiver section on your cover sheet will need to be updated to reference correct sections of the UDO. Waiver request 1, for the reduction in minimum lot frontage, is no longer needed as the minimum lot frontage for duplexes is now 30 feet, which all your proposed lots meet. For the monument sign setbacks, the requirements of the UDO are the same as before but the code section is now 146-4.10.15.D.1. Lot setbacks for duplexes are now a minimum of 15 feet on the front, 5 feet on the side, and 10 feet in the rear. These requirements are found in section 146-4.2.2 Table 4.2-1.

For Landscaping, waiver request 3 is now code section 146-4.7.5.C (Curbside Landscaping), waiver request 4 is now section 146-4.7.5.E (Non-street Perimeter Buffers, Table 4.7-2), and request 5 is now section 146-4.7.9 (Fence & Wall Regulations).

You must update the site plan waiver requests and letter of introduction to reference the correct code sections, change all references to waivers to the word “adjustment”, and update the asterisks on your lot matrix to illustrate which lots require an adjustment for setbacks. If you have any questions concerning this information do not hesitate to contact your case manager to discuss.

#### 3. Site Design

3A. Is the entirety of the park area intended to be a drainage easement? Or is it required to be a drainage easement by Public Works/Real Property? If this area is to be a drainage easement, then no future structures will be permitted to be located within or encroach into the easement. It is Planning’s preference for only the driveway area to be a drainage easement and reserve Tract D as an amenity space for the site. Please coordinate with Real Property and Public Works to determine if this easement is required.

#### 4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

4A. General Comment: Update the title block on all landscape sheets. See comments in each sheet in teal.

##### Sheet LS1.0

- Update the landscape tables per the comments provided.
- Only include the match line symbology where sheets are matching to one another. This line work should be turned off/removed.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)Cover Sheet

5A. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

5B. Add the following notes:

“In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.”

AND

“The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.”

Sheet 2

5C. Add a note that public street light locations are conceptual and final public street light locations will be determined by the photometric plan submitted with the civil plans. Also add a note that private street lights will be owned and maintained by the HOA in perpetuity.

5D. 15:1 taper must be approved by Traffic Engineering and the City Engineer. There currently does not seem to be any site constraint that would prevent the full taper from being installed.

**6. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

6A. Please update the Existing Tree Plan Sheet LS8 with the accurate mitigation value of \$13,600. Payment must be received prior to plan approval.

The caliper inches that will be lost are 350”, but only 69” would be required for planting back onto the site. This is after numerous trees were removed prior to inventory. The mitigation value is \$13,600.00.

	<b>SPECIES</b>	<b>DIAMETER</b>	<b>MITIGATION VALUE</b>	<b>COMMENTS</b>	<b>MITIGATION INCHES</b>
1	Cottonwood	67	\$6,213.69		20
2	Cottonwood	14	\$581.47		6
3	Green Ash	12	\$337.59		4
4	Siberian Elm	10	\$0.00	Dead, no mit. Required	0
5	Siberian Elm	34	\$1,772.59		7
6	Siberian Elm	24	\$0.00	Dead, no mit. Required	0
7	Siberian Elm	20	\$308.27		2
8	Siberian Elm	24	\$1,328.50		7
9	Siberian Elm	20	\$0.00	Dead, no mit. Required	0
10	Juniper	9	\$327.66		4
11	Siberian Elm	16	\$396.33		3
12	Siberian Elm	20	\$924.80		6



13	Siberian Elm	16	\$0.00	Dead, no mit. Required	0
14	Siberian Elm	15	\$523.39		5
15	Siberian Elm	24	\$442.83		2
16	Siberian Elm	20	\$308.27		2
17	Juniper	5	\$109.69		2
<b>Total</b>		<b>350</b>	<b>\$13,575.06</b>		<b>69</b>

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

### **7. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

See the red line comments on the plat and site plan. The existing easement (from Maple Vale Sub. Filing No. 1, Amd. No. 1) need to be release (vacated) by separate documents. Contact Andy Niquette to start the process. The are several items encroaching into easements. Those items need to be covered by a License Agreement, contact Grace Gray to start the License processes. Some of the buildings are being show very close to the proposed easements. If any overhangs or footer/foundations encroach into any of those easements, then the easements will need to be revised or move out of the building structure envelope (overhang, footers/foundations or walls.)

#### Site Plan Set

7A. A License Agreement is needed for these walls located on the drainage easements. Contact Grace Gray to start the process.

7B. Ensure that no portion of any structure encroaches into any easement or Fire Lane.

7C. Add the Lot, Block, and Subdivision name of all adjacent parcels.

7D. Review comments on all decks, fences, gates, walls, stairs, and other elements which encroach into easements and ensure these are covered by a License Agreement.

7E. Re-label all easements on the easement plan sheet as requested.

#### Plat

7H. **Revise sheets to meet Arapahoe County requirements: 24 x 36-inch sheets with a 2-inch left margin and ½ inch margins on all other sides. This is the third time this comment has been made.**

7I. **There are many redline comments concerning formatting, accuracy, and completeness on the Plat. Please review and address them completely. The Plat will not be approved and recorded until every comment on the plans is addressed.**

7J. **Send in the updated Title Commitment and update all references on the Plat to match the current Title Work. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used on the Plat.**

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

8A. Please see the attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

December 12, 2019

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Christopher Johnson

**Re: Mubarak Villa - 3rd referral, Case # DA-2171-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral documentation for **Mubarak Villa** and acknowledges the requested changes made to the rear lot drainage and utility easements. Please note that the label on Sheet 2 in Lot 7 still reads 7.5-feet, while on Sheet 3 it correctly reads 9-feet.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com