



Planning Division  
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Aurora, Colorado 80012  
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February 6, 2016

Bobbi Gear  
Alliance Roofing  
15657 E. Centretex Circle  
Aurora, CO 80011

**Re: Third Submission Review** – Alliance Roofing – Site Plan and Plat Amendment  
Application Number: **DA-1005-25**  
Case Number: **2016-6029-00; 2016-3042-00**

Dear Mr. Gear:

Thank you for your third submission, which we started to process on Friday, January 13<sup>th</sup>, 2016. 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.

No further submissions are required at this time. You may be required to submit a technical submission after your Planning Commission hearing. If a technical submission is required, please 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.

Your estimated Planning Commission hearing date has been set for Wednesday, February 22, 2017. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted 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.

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

Sincerely,

Michelle Montenegro, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Gary Jones – Intergroup Architects 2000 W. Littleton Blvd. Littleton CO 80120  
Mary Avgerinos, Neighborhood Services  
Gary Sandel, ODA  
Filed: K:\\$DA\1005-25rev3



## *Third Submission Review*

### **KEY COMMENTS FROM ALL DEPARTMENTS**

- Please note that all license agreements and easement documentation shall be finalized before approval of the site plan and plat.
- Convey an Avigation Easement. This must be completed before approval of the plat and site plan. Questions regarding this process can be directed at our environmental planner, Porter Ingram, at 303-739-7227.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments were received.

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

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

See the Plat and Site Plan for comments. Plat needs the updated Title Commitments to be submitted before the plat approval. The Site Plan needs the License Agreement for the retaining wall and fence encroachments into the Utility easement. Contact Natasha Wade to start the License process.