

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



March 26, 2019

Razz Cortes-Maceda  
15655 E Prentice Lane  
Centennial, CO 80015

**Re: Third Submission Review – C&G Metropolitan – Redevelopment Plan**  
**Case Numbers: 2019-6001-00**

Dear Ms. Cortes-Maceda:

Thank you for your third submission, which we received on Wednesday, March 13, 2019. We reviewed it and attached our comments along with this cover letter.

A few issues remain, most of which are very minor in nature. Please coordinate with Civil Engineering to address Item 2B specifically and then send the final Redevelopment Plan to your Case Manager for final review and approval. You will receive an approval letter when this is complete.

Note that all our comments are numbered. When you resubmit, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wieder".

Sarah Wieder, Senior Planner  
City of Aurora Planning Department

cc: Kevin Anderson, ArcWest Architects, 1525 Raleigh Street, Suite 320, Denver, CO 80204  
Jacob Cox, ODA  
Filed: K:\SMA\2019-6001-00 C&G Metropolitan Redevelopment Plan\Rev3



## *Third Submission Review*

### **1. Planning** (Sarah Wieder / 303-739-7857 / [swieder@auroragov.org](mailto:swieder@auroragov.org))

1A. Remove AutoCAD SHX text items from the “Comment” section in the Redevelopment Plan. Please flatten the PDF to reduce the ability to select these items when you send plans to staff with the next submittal. The AutoCAD SHX text was still visible on Sheet 3 of the PDF that was submitted with this review.

1B. Please be aware that after the Redevelopment Plan is approved by the Planning Director and all outstanding comments have been addressed, you will need to submit a full size (24” x 36”) Cover Sheet that is signed by the property owner and notarized. A mylar is not needed, a paper version will suffice. This sheet will be combined with the final PDF of the Redevelopment Plan and uploaded for records purposes.

### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

2A. The Redevelopment Plan will not be approved by Public Works until the preliminary drainage letter is approved.

2B. Please include the fixture information on the new street light on Montview Boulevard. New street lights will be owned and maintained by the city and must meet the city’s standards.

### **3. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

3A. A water fixture unit table is required to determine the size of the water meter with Civil Plan submittal.

3B. Make minor revision on Sheet 3.

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

4A. Add the right-of-way widths along Montview Boulevard and Dallas Street on Sheet 2.

4B. Dedicate sidewalk easements by separate document. Please work with Andy Niquette on this process.

4C. Continue the license agreement process with Grace Gray.

4D. Change the label from “public easement” to “sidewalk easement” on Sheet 2.