

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



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May 25, 2023

German Aldana
GSCA LLC
PO Box 5
Watkins, CO 80137

Re: 1st Technical Submission Review – Altura Farms – Preliminary Plat, Final Plat, & Street Vacation
Application Number: **DA-2200-00**
Case Numbers: 2020-4002-00; 2020-3003-00; 2020-8001-00

Dear Ms. Aldana

Thank you for your first technical submission, which we started to process on May 11, 2023. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another technical submission. This submission was for the Plat only; other comments and corrections must be made to the Preliminary Plat (Site Plan) to finalize that document in subsequent submittals. Please revise your previous work and send us a new submission on or before June 14, 2023.

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.

If you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Carrie Booth, CES Consultants
Justin Andrews, ODA
Filed: K:\SDA\2000-2999\2200-00tech1



First Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No community questions, comments, or concerns were submitted during the development review.

2. Environmental Issues

2A. Accident Potential Zone District

A portion of this property is in the Accident Potential Zone District II North (APZ II-N). Residential uses in this area are permitted at a maximum density of one unit per acre. The proposed one-acre lot in this application is compliant with Section 3.3.2J of the UDO.

2B. Buckley Airport Influence District

Because this property is located within the Airport Influence Overlay (AIO) of Buckley Air Force Base (BAFB), the applicant must assure that an aviation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder along with the first plat in accordance with Section 146-2.6.2B.2 of the UDO.

To streamline this process, the City of Aurora will record the aviation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

The completed easement form can be dropped off or e-mailed directly to dosoba@auroragov.org. The easement form is available on the city website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications.

Development in the AIO shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence Overlay are required to provide notice to prospective purchasers in accordance with Section 146-2.6.2B.3. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AIO.

2C. 55 LDN Subarea

The property is located within the 55 LDN. The 55 LDN Subarea permits new residential uses or structures but must include noise reduction measures in the design and construction per Chapter 22 of the Aurora City Code. Please contact the Building Division at 303-739-7240 regarding the specific construction requirements for building in the 55 LDN Subarea.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

3A. There were no Civil Engineering issues with the Plat.

**4. Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

4A. There were no Traffic Engineering issues with the Plat.

5. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. There were no Fire/Life Safety issues with the Plat.

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

6A. There were no Aurora Water issues with the Plat.

7. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

7A. There are still issues with the tree mitigation sheet submitted back in 2020.

Edit tree mitigation table, 25" of mitigation is required back on site. The table is a series of formulas that calculate mitigation inches.

Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Mitigation is always over and above existing landscape code requirements.

8. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

8A. Storm Drainage Development Fees are due: $1.96/\text{acre} \times \$1,242.00/\text{acre} = \$2,434.32$.

9. Park, Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

9A. There were no PROS comments on the Plat. The cash-in-lieu land dedication payment will be required at the time of recordation of the Plat.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. Delete the logo on the Plat.

10B. Send a copy of this updated title commitment dated within 30 calendar days of the plat recording date.

10C. Delete the Clerk and Recorder's Certificate.

10D. Add "or Tract."

10E. Add the full description of the stampings on the caps found in the field (see AES Rule 1.6.H.2).

10F. Fix the typo to guaranty.

10G. Change the note to: All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors, and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, private detention pond, drainage features, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

10H. Fix the spelling error in the notarial.

10I. Match the title commitment.

10J. Add tie bearing and distance from a separate section corner (per Checklist).



- 10K. Add the full stamping on the cap (see AES Rule 1.6.H.2). There are a couple of instances of this comment throughout.
- 10L. Delete the logo.