



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

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April 15, 2019

Mark Kung
Kung Architecture
2031 Grove Street
Denver, CO 80211

Re: Third Submission Review – NORA Station – Redevelopment Plan
Case Numbers: 2019-6005-00

Dear Mr. Kung:

Thank you for your second submission, which we received on April 2, 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, Aurora Water and Real Property to address the remaining comments 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.

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

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Dae Gee Montview Blvd One LLC, 7570 Sheridan Blvd, Westminster, CO 80003
Jacob Cox, ODA
Filed: K:\\$MA\2019-6005-00 NORA Station Redevelopment Plan\Rev3



Third Submission Review

1. Planning (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. 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 / Comments in green)

2A. The Redevelopment Plan will not be approved by Public Works until the Preliminary Drainage Letter is approved.

2B. Add a note to Sheet 3 that indicates that the owner and its successors will maintain the private storm sewer.

3. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

3A. Portions of your outdoor patio appear to be encroaching into the public right-of-way. A license agreement will be required for these areas. Please review comments on Sheet 3 and contact Grace Gray to begin the process. Only a revocable license fee will be charged (as opposed to the full license agreement fee) for this process.

3B. Right-of-way dedication for a small portion of the site (see Sheet 3) will need to be done by separate document. Please review [this document](#) and coordinate with Andy Niquette on the process.

4. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

4A. The old water service must be disconnected and capped at the main.

4B. The water meter pit must be located in a landscaped area and must be a minimum of 2' from any concrete. A water fixture unit table will be required with the Civil Plan submittal to verify the capacity of the proposed water meter.