

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



September 7, 2021

John Walesa
Nexius
7025 S Fulton St Suite 100
Centennial, CO 80012

Re: Third Submission Review: Stealth Cell Facility at 1800 S Tower Rd – Conditional Use, Site Plan Amendment and Major Adjustment
Application Number: DA-1333-04
Case Number: 1999-6040-03

Dear Mr. Walesa:

Thank you for your third submission, which we started to process on Thursday, August 26, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make a technical correction submission following the Planning Commission hearing on October 13, 2021. Please revise your previous work and send us a new technical submission following the Planning Commission Hearing date.

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.

Your Planning Commission hearing date is set for Wednesday, October 13, 2021. 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department

cc: Antonnio Benton II, Case Manager
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1333-04rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS

- Update Site Plan Cover Sheet (Planning)
- Provide a grading plan. (Civil Engineering)
- Identify generator fuel type and capacity. Show Knox Box. (Life Safety)
- Address ALL redline comments from city departments.

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Antonio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)
 - 1A. Update the cover sheet of the Site Plan and any other sheets which are applicable to indicating that an adjustment is requested to go above the zone district building height maximum of 38 feet to 50 feet for the proposed project.
 - 1B. Your neighborhood meeting is scheduled for Tuesday, September 28, 2021.
2. **Addressing** (Phil Turner / pturner@auroragov.org / 303-739-7271)
 - 2A. Approved, refer to address record of 1882 S Tower Road per plans provided.
3. **Landscaping** (Kelly Bish / kbish@auroragov.org / 303-739-7189/ Comments in pink)
 - 3A. Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. **Real Property** (Andy Niquette / aniquette@auroragov.org / 303-739-7325/ Comments in pink)
 - 4A. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

- 4B. Address all comments on the redlined Site Plan.

5. **Civil Engineering** (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)
 - 5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
 - 5B. Provide a grading plan.

6. **Life Safety** (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / Comments in blue)
 - 6A. Sheet 4 of 8 / Site
 - See comment to show knox box.
 - See comment to identify generator fuel type and capacity.

7. **Aurora Water** (Nina Khanzadeh/ nkhanzadeh@auroragov.org / 303-739-7490 / Comments in red)
 - 7A. Aurora Water shows this approx. alignment for existing water line- please confirm with Aurora Water GIS.
 - 7B. Please include all existing easements and utilities on this sheet to ensure there are no conflicts with COA assets.
 - 7C. Please provide information if and how large the base foundation will span.