

# **Box Elder PA9 at Denali Logistics Park Site Plan and Plat DA-1478-13**

## **PLANNING DEPARTMENT COMMENTS**

### **1. Completeness and Clarity of the Application**

#### **Site Plan**

1A. If tenants are to be limited to one wall sign, we recommend you stipulate a maximum size. For reference, Code allows up to 80 SF per tenant for up to 5 signs.

Signage limitations have been revised to match City standards.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

### **2. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

#### **Site Plan**

2A. The new hydrant laterals to Buildings 2 and 3 cannot be from the proposed 24-inch water main. If new hydrants are needed on-site then a new on-site water loop will be required.

Hydrant laterals off of Harvest Road have been removed for Building 2 and 3. A new hydrant was added south of Building 3 to meet hydrant spacing requirements. This was coordinated with Aurora Water via email dated 7/2/24.

### **3. Land Development Services** (Maurice Brooks / 303-739-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

#### **Site Plan**

3A. Revise easement names to match the names used on the plat.

Easement names have been revised.

3B. A license agreement is required for the gates crossing easements. Information is available on the City's [website](#) and documents should be submitted to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org).

A license agreement has been submitted.

#### **Plat**

3C. Verify the referenced monument records.

Confirmed. Monuments were checked and updated.

3D. Add the distances and curve data of easements as noted on Sheets 6-11.

Distances were added per these redlines.

3E. Label the noted pocket easements. Confirm with Aurora Water.

Coordinate with Real Property and Aurora Water to come to a consensus. The easement is now labeled as 'Water Easement'

3F. Address all redline comments and notations on the plat.

Confirmed. Labeled updated per redlines.

3G. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recordation. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

Confirmed. The Owner is requesting an updated Title Commitment which will be noted on the final Mylar of the plat.

3H. Provide a Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.

Confirmed. This will be shown prior to the recording on the plat.

3I. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Thank you for this comment.