



October 4, 2024

City of Aurora
Planning and Development Services
15151 E Alameda Parkway #2300
Aurora, CO 80012

OPERATIONS PLANS: 2020 TOWER REDEVELOPMENT

To Whom it May Concern,

We are pleased to submit this application for the proposed redevelopment of an existing lot located at 2020 Tower Road in the City of Aurora called "2020 Tower Redevelopment". Raptor Civil Engineering will be submitting on behalf of the owner/developer Outside Dreams LLC (contact: Amy Kruse). The lot is currently zoned I-1 and totals 1.86 acres. The lot is currently developed with an ~1,200 sf residence converted to a commercial business building along with an existing ~1,500 sf metal garage. Both existing structures will remain onsite and will be remodeled for the proposed site use.

Development includes exterior and interior remodeling of the existing buildings, new concrete drive aisle with access from Montview Blvd, sidewalk connections throughout the site and to Montview Blvd, eleven (11) proposed parking stalls, and associated utilities for water, sewer, and storm. The City has requested offsite improvements to Tower Road which include 25' of ROW dedication, 17.5' of Public Easement, and half street improvements of a major arterial roadway.

Operations Plans

The proposed land use of the site is for commercial business and will be utilized for a local landscaping business. Storage of equipment will be located within the existing metal garage and on the existing concrete pad. No maintenance will be performed on equipment that will be stored within the existing garage. Hours of operation are 7 am – 7 pm. There are anticipated 4-5 employees that will work within the office from 8 am – 5 pm and 2 – 3 drivers coming onsite to pick up materials stored within the metal garage to be delivered to offsite landscaping projects. The site will contain a mixture of outdoor and indoor storage in the areas listed above, including but not limited to, trucks, MTs, Bobcats, and trailers at the end of workdays. There is proposed a large vacant landscape area on the eastern half of the site which is currently not proposed to be used for storage. This project will have minimal effect on traffic, noise, or neighbors as the majority of site operations occur within the existing residence. All onsite lighting - light poles and wall mounted packs will be lit during business hours (7 am – 7 pm). The office and garage exterior wall mounted lighting will continue to be lit from dusk to dawn for security purposes.

We look forward to presenting this development to the City. Please reach out if you have any questions.

Thank you,

Madison Jurewicz, EI
Project Manager
Raptor Civil Engineering, LLC

Eric Burtzlaff, PE
Principal
Raptor Civil Engineering, LLC

8620 Wolff Ct, Suite 250
Westminster, CO 80031
720.774.7736
www.raptor-civil.com