

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



March 19, 2024

Gadi Ogbogu
CJG Transport LLC
2782 E 136th Place
Thornton, CO 80602

Re: Fifth Submission Review – CJG Transport Outdoor Storage – Site Plan & Plat
Application Number: **DA-2328-00**
Case Numbers: **2022-6056-00, 2022-3086-00**

Dear Gadi Ogbogu:

Thank you for your fifth submission, which we started to process on February 29th, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several issues remain, you will need to make a technical submission after your Planning Commission hearing date of April 10th, 2024.

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 meeting date is set for April 10th 2024. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the meeting date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC
Cesarina Dancy, ODA
Filed: K:\\$DA\2300-2399\2328-00rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line. Show generated lighting data across the entire site and 10 ft onto adjacent properties. [Planning]
- Please include photometric information for lighting internal to the site. Please only remove the photometrics for the lights within public ROW. [Civil Engineering]
- Please revise gate label to match the label on sheet 5. [Fire/Life Safety]
- Show all existing water, sanitary, and storm mains. Label pipe diameter and call out all connections to existing mains. [Aurora Water]
- Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal)

2A. There were no more completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use issues identified in this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no more streets or pedestrian issues identified in this review.

5. Parking Issues (Comments in teal)

5A. There were no more parking issues identified in this review.

6. Architectural and Urban Design Issues (Comments in teal)

[Site Plan Page 19]

6A. You will need to include lighting data for the full site and for 10 ft beyond the property boundaries. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.

7. Signage Issues (Comments in teal)

7A. There were no signage issues identified in this review.

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

8A. There were no more Landscaping issues identified on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

[Site Plan Page 4]

9A. New comment based on new information: Please label sidewalk easement along Tower Rd.

[Site Plan Page 10]

9B. Please update the page reference, since the wall detail is on sheet 14, not 19.

9C. Please ensure this scale bar on this page is correct, I am getting a different measurement than 24'-7.75".



9D. Advisory comment: Per section 2.03.5.04 civil plan submittals require the north arrow to be pointed up or to the right.

[Site Plan Page 19]

9E. Repeat comment: Please only include this level of photometric detail on the civil plan submittal for the public street and ped lights, and not the site plan, typical. ALL.

9F. New comment based on new information: Please keep the photometric information that was included in the last submittal for the private on-site lights. Please only remove the photometrics for the lights within public ROW.

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

[Site Plan Page 5]

10A. Revise the detail sheet reference to sheet 14.

[Site Plan Page 14]

10B. Second Request: Please revise gate label to match the label on sheet 5.

10C. Revise the detail sheet reference to sheet 14.

11. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

[Site Plan Page 1]

11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 5]

11B. Repeat Comment: Show all existing water, sanitary and storm mains. Label pipe diameter and call out all connections to existing mains. There are existing storm pipes and water pipes in East 22nd Pl and Tower Rd.

12. Land Development Review (Roger Nelson/ 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

[Site Plan Page 5]

12A. Walls/Gates within easements may require a license agreement. There are some Easement issues and some License Agreement issues. Go to this link for the Real Property web page links:
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>.

[Plat Page 1]

12B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

12C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

[Plat Page 2]

12D. Upgrade the identified monument.

Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide “a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey.”