



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

March 28, 2025

Tom Cave  
3550 Chambers LLC  
1618 Emerald St  
Broomfield, CO 80020

**Re: Technical Submission Review:** Ge'ez Canter – Site Plan, Conditional Use, and Plat  
**Application Number:** DA-2165-02  
**Case Numbers:** 2024-6019-00, 2024-6019-01, 2024-3024-00

Dear Tom:

Thank you for your technical submission, which we started to process on March 17<sup>th</sup>, 2025. 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 some minor issues remain, you will need to make a further technical submission. Please revise your previous work and send us a new submission on or before April 16<sup>th</sup>, 2025. 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.

Projects that have gone one year without submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner II  
City of Aurora Planning Department

cc: Jennifer Carpenter, LAI Design Group  
David Carpenter, Colliers Engineering and Design  
Justin Andrews, ODA  
Filed: K:\SDA\2100-2199\2165-02tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide information on how volumes at the 32nd Avenue intersection were derived. Update  $\frac{3}{4}$  intersection to include a raised barrier.
- Coordinate with Aurora Water to garner approval for PDR.
- Please update indicated curb ramps per civil engineering comments.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

- 1A. No additional public comments were received during the second review phase. Since no further concerns have been raised, a neighborhood meeting is not required at this time.
- 1B. Comments received from outside referral agencies are reflective of previous reviews and no further concerns have been raised.

#### 2. Zoning and Subdivision Use Comments

##### Site Plan

- 2A. All comments have been addressed.

#### 3. Streets and Pedestrian Comments

- 3A. Plaza and pedestrian facilities are sufficient, no further comments at this time.

#### 4. Landscaping Issues (Tammy Cook / 954-684-0532 / [tcook@auroragov.org](mailto:tcook@auroragov.org) / Comments in bright teal)

- 4A. Approved, no further comments at this time.

#### 5. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 6. Civil Engineering (Farhad Sarwari / 303-739-7420 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)

##### Site Plan

##### Cover Sheet

- 6A. The 5th Review Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Ready for Technical Referral, Minor comments; Ramps across the streets, Sidewalk Easement

##### Sheet 2

- 6B. For the indicated ramp please: 1. Replace this ramp with a directional ramp (facing the receiving ramp) and bring it to the current standards. 2. Connect the new ramp to the existing sidewalk. Show the existing sidewalk with gray lines and appropriate hatching. 3. Avoid directing the pedestrians to the cross pan. 4. Update this ramp within the scope of this project, not by others.
- 6C. For the indicated ramp please: 1. Replace this ramp with a directional ramp (facing the receiving ramp) and bring it to the current standards. 2. Connect the new ramp to the existing sidewalk. Show the existing sidewalk with gray lines and appropriate hatching. 3. Avoid directing the pedestrians to the cross pan.
- 6D. Please remove the indicated ramp elements (red highlights).
- 6E. Has the sidewalk width increased to 10.5' from 10'? We previously asked for an extra 0.5' width increase to the sidewalk easement. If you have increased the sidewalk width, then the required sidewalk easement width is now 11'. Please clarify. Per pre-app notes, this project requires a 10' sidewalk on Chambers Road frontage.
- 6F. As of now, the proposed sidewalk easement width does not vary on the Plat. Please label it as 10.5' Sidewalk Easement.

##### Sheets 2 & 7

- 6G. Please define this hatching on the legend.



**7. Traffic Engineering** (Jason Igo / 303-739-7420 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

Site Plan

Sheet 2

7A. Traffic will want a raised physical barrier to create this 3/4 intersection.

Traffic Impact Study

Sheet 1

7B. More information is needed about how 32nd volumes were derived and some of the volumes on 32nd are less than existing volumes.

Sheet 3

7C. Still need to provide information on how volumes at the 32nd Avenue intersection were derived.

Sheet 72

7D. Will need to explain why volume decreased from existing for these movements.

Sheet 94

7E. These volumes are reduced from existing. Will need to explain.

**8. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

Site Plan

8A. Approved, no further comments at this time.

**9. Aurora Water** (Ashley Duncan / 303-345-8542/ [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

Site Plan

Cover Sheet

9A. Advisory Note: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

**10. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Plat

Sheet 1

10A. (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.)

10B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

10C. (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 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.

10D. Under the general notes section: update within 30 days of the plat recording date.

10E. Owner to be confirmed with the updated Title

10F. Send the Statement of Authority for this person able to sign for the owner

Sheet 6

10G. Add the line and curve distances on each side of the Lot or Tract line (Typ.)

**11. RTD** (C. Scott Woodruff/ 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

11A. No further comments have been received.

**12. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) )

12A. No further comments have been received.