

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



January 5, 2023

Nick Curran
Reliant Land Services
5335 W 48th Ave, Ste 301
Denver, CO 80212

Re: Initial Submission Review – Verizon at Eagle Bend Marketplace – Site Plan Amendment
Application Number: **DA-1406-07**
Case Numbers: **2000-6050-15**

Dear Mr. Curran:

Thank you for your initial submission, which we started to process on November 14, 2022. We have reviewed your plans and attached our comments along with this cover letter.

There are minor issues to be corrected as noted in this letter and on the redlined documents. Please revise your work and upload an updated site plan for use as an exhibit at the Planning and Zoning Commission.

Your estimated Planning Commission hearing date is set for January 25, 2023. 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. Take all necessary steps to ensure an accurate list is obtained. Your notices will be ready for pick-up on Wednesday, January 11, 2023, and will need to be posted on or before January 15, 2023.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Mean Weikle, ODA
Filed: K:\SDA\1406-07rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove the sheets called out on the redlines.
- Provide the pole finish.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community questions, comments, or concerns were received during this review. The requirement for a First Review Neighborhood Meeting has been waived.
- 1B. No comments from outside agency referrals were received with this review.

2. Completeness and Clarity of the Application

Site Plan Comments

Sheet 8

- 2A. Please update this drawing index based on the sheets marked for deletion. See redlines on individual sheets for details. Note that these sheets may be required with your building permit submittal; for details, please contact the Building Division at 303.739.7420 for submittal requirements.

Sheet 14

- 2B. Label the pole diameter, either on this sheet or the previous overhead details sheets.

Sheets 16, 18-26

- 2C. Remove this sheet from the plan set. It is not required in site plans.

3. Zoning Comments

Site Plan Comments

Sheet 14

- 3A. Is there a finish proposed on the pole? A powder coat or similar is typical. Please provide the color as applicable.

Sheet 17

- 3B. Please remove the details called out on the redlines. They are not required in the site plan.