



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

*Worth Discovering* • [auroragov.org](http://auroragov.org)

December 1, 2023

Julio Herrera  
Tarahumara Trucking, LLC  
19401 E 42nd Avenue  
Denver, CO 80011

**Re: Second Submission Review** – Tarahumara Trucking – Site Plan, Plat, and Deferral of Public Improvements  
Application Number: **DA-2351-00**  
Case Numbers: **2023-6028-00, 2023-3025-00, 2023-9001-00**

Dear Mr. Herrera:

Thank you for your second submission, which we started to process on November 9, 2023. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Jose Ramirez, Rocky Ridge Civil Engineering  
Brit Vigil, ODA  
Filed: "K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2351-00rev2.docx"



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please see comments from Planning (Item from 1-9)
- Please provide elevations for office and carport, including building materials and colors. Add light pole detail, including pole height (Item 6 & 7)
- See redline comments from Landscaping (Item 8)
- Please submit a preliminary digital addressing (Item 9)
- Please update deferral exhibit per Traffic's request and resubmit to [khanagam@auroragov.org](mailto:khanagam@auroragov.org) (Item 10)
- See redline comments from Traffic Engineering (Item 11)
- See redline comments from Fire /Life Safety (Item 12)
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. (Item 13)
- See redline comments on the Plat from Land Development Services (Item 14)
- Please address all the comments from Xcel Energy (Item 16)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

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

- 2A. See redline comments.
- 2B. Title the site plan "Tarahumara Trucking-Site Plan."

#### **3. Zoning and Subdivision Use Comments**

- 3A. No comments.

#### **4. Streets and Pedestrian Comments**

- 4A. No comments.

#### **5. Parking Comments**

- 5A. No comments.

#### **6. Architectural and Urban Design Comments**

- 6A. Staff requires the submission of elevations for office and carport, including building materials and colors in the resubmittal.

#### **7. Signage & Lighting Comments**

- 7A. Add light pole detail, including pole height (maximum is 25 ft).

#### **8. Landscaping Issues (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal)**

- 8A. See redline comments.
- 8B. Please add one more tree as, only 4 are provided to the Agonne Street buffer.
- 8C. Please correct this as only 6 trees are being provided.
- 8D. Please add the required and provided landscape buffer widths to the landscape buffer chart.
- 8E. Please clarify and correct if needed that only a max of 40% grasses are being utilized and with correct equivalents for shrubs in the curbside landscaping.
- 8F. Please indicate with an \* at the bottom of the chart how this is being done with incentives to reduce them from 20' to 12'.



- 8G. Please change this to Curbside landscaping and add the widths to the the chart.
- 8H. Please correct the proposed trees -NC, WO, and (AD not in the plant list ) for correctness, quantities, and labeling on the plans and chart.
- 8I. Please label the proposed 8' high privacy fence and correct the labeling on the LS buffers 1 and 4.
- 8J. Please remove this concrete pad from the landscape buffer.
- 8K. Please continue the curbside landscaping.
- 8L. Please provide the required terminal landscape islands with the required landscape.

**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

- 10A. Please delete crossed out portion.
- 10B. Please update deferral exhibit per Traffic's request and resubmit to [khanagam@auroragov.org](mailto:khanagam@auroragov.org).
- 10C. Please remove spot elevations, typ. (include this level of detail on the civil plan submittal) and add the grading notes on the left instead.
- 10D. Please remove the specific details for the street lights within public ROW. At the site plan level the street lights are shown conceptually only. You can put a "-" or leave the information blank, and these details will be checked against the 2023 Roadway Manual during the civil plan review.
- 10E. Please remove the specifications for the street lights within public ROW. At the site plan level the street lights are shown conceptually only. These details should be included, and will be checked during the civil plan review.

**11. Traffic Engineering** (Jason Igo/ 303-739-7336 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

- 11A. See redline comments.
- 11B. Verifying previous response to comments. Will vehicles over 35' enter this access? The gate will need to be set back further if vehicles entering are greater than 35'.
- 11C. This access will need to be aligned with access on the other sides of Argonne St. The other choice is to move the access a min 75' south and be between the two accesses on the east. Access needs to be a minimum of 75' from other accesses for safety.
- 11D. Remove Right/Left labels. Label the intersection as full movement intersection instead.
- 11E. This access will need to be aligned with the east/west Andes Way. The other choice is to move the access min 75' North and be between the Andes Way and the access to the north. Access needs to be a min of 75' from other accesses.
- 11F. Sight triangle cannot be curved. The distance should be straight.

**Traffic General Analysis**

- 11G. Only need peak-hour generator rates.



**12. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

- 12A. See redline comments.
- 12B. Based on its location, does this electrical enclosure require bollard protection or does the structure itself provide protection.
- 12C. The egress route should terminate into the handicapped loading area also.
- 12D. Does the man-gate at this location swing bi-directional. It should swing in the path of egress travel.
- 12E. Provide details for the man gates on the east and west side.
- 12F. Provide basic details for the proposed electrical enclosure.
- 12G. Provide basic details for the proposed shade structure.
- 12H. Correct the sidewalk and egress route to match the previous sheets.

**13. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 13B. Show these notes: 1) Water service lines are public up through the meter and are private downstream of the meter. 2) All sanitary service connections are private. 3) All storm is private unless otherwise noted and shall be maintained by the property owner.
- 13C. Show pond bottom slope.
- 13D. Provide a two-way cleanout.
- 13E. Show where the connection to the existing sanitary main will be made.
- 13F. Show a 4 ft stub upstream of the manhole.
- 13G. Fix lead arrow to point at the tap location.
- 13H. Be advised that for sanitary main size of 12" or less, minimum manhole size shall be 4 ft.
- 13I. Show revisions on this site plan per comments on the preliminary drainage report and plan (TYP).

**14. Land Development Services** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

- 14A. No comments.

**15. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in

**PLAT**

- 15A. See redline comments.
- 15B. See advisory comment in the upper left-hand of this sheet.
- 15C. Must add street names!
- 15D. COA 2023 Subdivision Plat Checklist Items #12.k. & 12.l.
  - k. A statement indicating any conflicting boundary evidence (if any) must be shown.
  - l. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.)
- 15E. Add method "Assumed, Record, or Grid?
- 15F. private detention pond and drainage features.
- 15G. Vicinity Map must extend 1/2 mile in each direction from the site per COA 2023 Subdivision Plat Checklist Item #3.
- 15H. Make sure there is enough room to write a long month name.
- 15I. (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.)



(Advisory Comment) Send in the Certificate of Taxes Due 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.)

(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. Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan.

- 15J. Closure Report shows an additional course of N80°14'19"E 0.0087'
- 15K. Label Access Easement.
- 15L. Make clear which of these lines are F.L.E. vs. D.E.
- 15M. Need different symbol to denote which are rebars versus Brass tags.
- 15N. 1. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.)
- 15O. Also describe what the cap is on... Rebar with size? (Typical).
- 15P. Must monument subdivision exterior if not accepting existing monuments per COA 2023 Subdivision Plat Checklist Item #13.d.(1).
- 15Q. Show existing ROW, Road Name, ROW Width & Reception Number.
- 15R. Closure Report shows additional course of N80°14'19"E 0.0087'.
- 15S. Label Basis of Bearing and add B&D.
- 15T. Show existing lot lines as solid lines (Typical).

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

- 16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral for **Tarahumara Trucking** and still requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

It is also unclear why there was no comment response to the first referral submittal, when within the comment letter there were comment responses for all other respondents.