



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

*AuroraGov.org*

December 3, 2024

Amy Kruse  
Outside Dreams LLC  
22456 E Lehigh Place  
Aurora, CO 80018

**Re: Third Submission Review: 2020 Tower Road – Site Plan, Plat, and Deferral of Public Improvements**  
**Application Number:** DA-2389-00  
**Case Numbers:** 2024-6032-00; 2024-3045-00; 2024-9002-00

Dear Amy Kruse:

Thank you for your third submission, which we started to process on November 12, 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 important issues remain, specifically with progress regarding the drainage review, you will need to make another submission. Please continue to work on the drainage review with Aurora Water. Additionally, please revise your previous work on the Site Plan and send us a new submission when feasible.

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.

Your Administrative Decision date will be determined based on your progress regarding the drainage review and addressing outstanding comments in the resubmittal. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision 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 303-326-8834 or [mllee@auroragov.org](mailto:mllee@auroragov.org).

Sincerely,

Morgan Jennings, Planner I  
City of Aurora Planning and Business Development

cc: Madison Jurewicz – Raptor Civil Engineering LLC 8620 Wolff Ct Westminster CO 80234  
Jazmine Marte, ODA  
Filed: K:\\$DA\DA-2389-00rev3



## *Third Submission Review*

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

- Deferral of Public Improvements and Drainage Study (Planning)
- Shared Fence Agreement (Planning)
- Wall Clarifications (Civil Engineering)
- Fire Lane Easement and Hammerhead Turn Around (Fire/Life Safety)
- Gating Details (Fire/Life Safety)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application** (Morgan Jennings / 303.326-8834 / [mllee@auroragov.org](mailto:mllee@auroragov.org) / Comments in dark teal)

- 1A. Please continue to work on the DPI and Drainage Review, and ensure that sufficient progress is made to finalizing both.

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

##### **Sheet 7**

- 2A. Fence screening should be located on the interior of the landscape buffer around each side of the property. However, shared fences can be placed on lot lines. Please provide signed proof of an agreement for a shared fence with adjacent property owners.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

Refer to the Site Plan for all comments.

##### **Sheet 3**

- 3A. Show the roadway edge drain and reference our STD (S1.19) on the typical section.

##### **Sheet 6**

- 3B. Railings are required on any walls in excess of 30 inches (4.02.7.06.1 of the 2023 COA Roadway Manual).
- 3C. Advisory comments: Any retaining walls 4 feet or less in height where any part of the wall or foundation is supporting a surcharge load or is within the 100-year water surface elevation, requires structural calculations to be submitted with the civil plans (4.02.7.03.3.1 of the 2023 COA Roadway Manual)

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

Refer to Site Plan for all comments.

##### **Sheet 3**

- 4A. The Fire Lane Easement or Hammerhead Turn Around cannot encroach into or over a sidewalk or vertical curb. Please clearly show what the conditions are and possibly reposition the Hammerhead and Fire Lane Easement to better align with the site conditions.

##### **Sheet 6**

- 4B. Please show a minimum of 6 inches clearance at the bottom of all gates.
- 4C. The Gating Details provided do not include details for the 23-foot electric swinging gate shown on the site plan.
- 4D. Is the Roll Gate Detail for the Trash Enclosure gate?
- 4E. The clear width of an exterior accessible route shall be 48 inches (1220 mm) minimum. 403.5.1 2017 ANSI A117.1 Please show the Gate Dimensions in the Details.
- 4F. Per 404.2.6.1 of the 2017 ANSI A117.1 Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. Please show the Hardware Mounting Height in the details.