

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



June 24, 2024

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

Re: Technical 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 technical submission, which we started to process on June 5th, 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. 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.

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,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates, Planner II
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC
Cesarina Dancy, ODA
Filed: K:\\$DA\2300-2399\2328-00tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove the drainage plan sheets and only include them in the drainage report. [Planning]
- Ensure the proposed sidewalk easements are the correct dimension. [Civil Engineering]
- The drainage report must be accepted before the site plan can be approved. [Aurora Water]
- Send in the updated Title Commitment with the copy with active hyperlinks. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Planning Comments (Comments in teal)

[Site Plan Pages 7, 8, & 10]

2A. Please remove these sheets as they should only be included in the drainage report, not the site plan.

[Plat Page 1]

2B. The Tract A area should be dedicated to the City with this current plat, in the manner detailed by Land Development Review, considering the intention is to grant the area to the city for future ROW.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Throughout]

3A. Repeat Comment: Ensure the proposed sidewalk easement is the correct dimension (plat shows 17') please modify to 17', typ. ALL. [9 comments]

[Site Plan Page 4]

3B. New comment based on new information: What is this dimension near the corner of Tower Rd and E 22nd Pl? Please remove if unintentional.

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

[Site Plan Page 1]

4A. Repeat Comment: Site plan cannot be accepted until the drainage report is accepted.

5. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Plat Page 1]

5A. Send in the updated Title Commitment with the copy with active hyperlinks.

5B. A Tract cannot be Granted to the City for Right of Way currently or in the future by this plat. Change note 9 to read: "Tract A is to be privately owned and maintained." If the Right of Way is needed now it can be dedicated on this plat with an accompanying Note shown on the illustration page - (per Plat Checklist). No comments on the Site Plan. When you change the Note #9 on the plat, then you may send in the signed plat to the Case Manager for the recording process.