

Planning Division  
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Aurora, Colorado 80012  
303.739.7250



January 5, 2024

David Gertz, GWG Development  
1011 Humbolt Street  
Denver, CO 80216

**Re: Third Submission Review – South Abilene Storage – Conditional Use and Redevelopment Plan**  
Application Number: **DA-1622-08**  
Case Numbers: **1989-6037-13; 1989-6037-14**

Dear David:

Thank you for your third submission, which we started to process on December 19, 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, here are the next steps. Several items are identified in red in the comment letter to follow. Please make changes/updates to these items immediately and send me an updated PDF once completed. These changes/updates are needed before scheduling for the Planning Commission can take place. The remaining items (not in red) can be corrected, updated, and resubmitted as part of the 1<sup>st</sup> technical review after the Planning Commission date.

To make the February 14, 2024, Planning Commission date, please revise the redline items and email a new PDF to [stimms@auroragov.org](mailto:stimms@auroragov.org) on or before Friday, January 26, 2024.

The estimated Planning & Zoning Commission hearing date is now set for February 14, 2024. 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.

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

Sincerely,

Steve Timms, AICP  
Planning Supervisor  
City of Aurora Planning Department

cc: Dane Courville, [dmcourville@yahoo.com](mailto:dmcourville@yahoo.com)  
Lorianne Thennes, ODA  
Filed: K:\SDA\1622-08rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Please remember that all abutting property owners must be sent notice of public hearings and the site notices must be posted at least 10 days before 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.
- Fire/Life Safety Issues
- Land Development Services Easements (see Items 11A and B)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No additional comments were received.

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

- 2A. **Sheet 1 identifies 3 adjustments. After reviewing the site plan, I do not see that adjustment #3 (drive aisle width) is applicable anymore and may be removed.**
- 2B. All abutting property owners must be sent notice of public hearings, please send each abutting property owner notification by certification of mailing, not certified mail. Signs posted on-site notices must be posted at least 10 days before 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.
- 2C. Sheet 4/ Site Plan: Please remove the 30' dimension from this sheet. It appears it was for the previous parking stall which is not permitted due to the existing transformer, manhole, and air-handling equipment.
- 2D. Sheet 5/ Fence Plan: Please call out the color and material of the 7'8" fence.
- 2E. Sheet 6/ Landscape Plan: Removal and replacement of the existing fence and gate requires a Building Permit. A permit is required before any work is done.
- 2F. **Operations Plan: Items "F" and "I" are conflicting. "F" states, "There is no on-site office space for the facility," while "I" states, "The storage facility office location is on the south end of the site at the south gate entrance." Based on previous conversations, it is my understanding that there will be no office on this site. Please correct the Operations plan.**
- 2G. Letter of Introduction: Please clarify who will be enforcing that no business will be permitted from the rental spaces, no inoperable vehicles will be permitted, and no repairs, etc., will be conducted on-site. (Letter of Introduction – Chapter 146.3.3.5.Y. 2, 3, and 4). Will the property owner be enforcing these items?

#### 3. Zoning and Development Standards Comments

- 3A. Please note that the existing U-Haul operation will require separate land use approvals for its compliance. This operation is not part of this Conditional Use Permit or the redevelopment plan.

#### 4. Architectural and Urban Design Comments

- 4A. No comments, due to the elimination of the on-site office component of the site plan.

#### 5. Lighting Comments

- 5A. No additional comments at this time.

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

- 6A. No additional comments at this time.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **7. Civil Engineering** (Julie Bingham [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 7A. Sheet 4: If this is a newly dedicated fire lane easement, it shall meet the minimum turning radii per the 2023 Roadway Manual. The minimum inside radius is 29' and the minimum outside radius is 52'. (typical)

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

- 8A. Sheet #1: Please remove note #22.
- 8B. Sheet #3: At the north gate the post on the east side of the entrance appears to encroach into the Easement. This is not permitted. Neither the post nor gate swing is allowed to encroach into the easement.
- 8C. Sheet #3: Consistent naming for the Emergency Vehicle Access & Utility Easement within the site is needed. Please show the 23' wide easement as an Emergency Vehicle Access & Utility Easement. This negates any requirement previously requested for the painting of Fire Lane boundaries or providing Fire Lane Signage. (previous corrections 7 & 8)
- 8D. Sheet #4: Within the site or property this is considered an Emergency Vehicle Access & Utility Easement. Please relabel to reflect this naming convention. This negates the requirement for any Fire Lane Signage as previously requested.
- 8.: Sheet #4: The Fire Lane Sign Package can be removed. See note #4.

### **9. Utilities/Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 9A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 9B. Sheet 3: The proposed gates and fencing encroaching into Aurora Water utility easements shall require a new license agreement. Please contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to begin this process.
- 9C. Sheet 4: Label the existing water and sanitary on site as "existing" for clarity.
- 9D. Sheet 4: Our records show that one of these items is a water meter pit. Please verify in the field and relabel as necessary.

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

- 10A. No additional comments at this time.

### **11. Land Development Services Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org)

- 11A. Any easements that need to be dedicated or released (vacated) should be started by separate documents. Submit the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) to start the processes. There is a 23' emergency access that needs to be vacated we have not received documents for that shown on page 3 of the site plan.
- 11B. Sheet 4 is questioning the fire lane which could require a change in the fire lane easement.
- 11C. The 2016 license was never assigned to the new owner and does not cover new gates and fencing- A new license has NOT been started for the gates and fencing. Submit the documents for the License Agreement to the site: [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org). This will start the License Agreement process (for these fence and gate encroachments).
- 11D. The 26' Access, Fire Lane, and Utility Easement (labeled as B2182333) was released by Quit Claim Deed. Remove this easement from the drawings.