

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



March 21, 2024

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

Re: Third 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 third submission, which we started to process on March 6, 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, 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.

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\2351-00rev3.docx"



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-8)
- **Repeat Comment** - Please provide elevations for office and carport, including building materials and colors. Add light pole detail, including pole height (Item 6 & 7) *R/ Architectural Elevation Sheets added to Set.*
- See redline comments from Landscaping (Item 8) *R/ Landscape Comments addressed*
- **Repeat Comment** - Please update deferral exhibit per Traffic's request and resubmit to khanagam@auroragov.org (Item 10) *R/ Deferral has been updated per Traffic's comments*
- See redline comments from Traffic Engineering (Item 10) *R/ Addressed*
- See redline comments from Fire /Life Safety. Please provide an elevation view for the proposed shade structure and office trailer (Item 11) *R/ Architectural Elevation Sheets added to Set.*
- The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. (Item 12) *R/ Acknowledged*
- See redline comments on the Plat and Site Plan from Land Development Services (Item 13) *R/ Addressed*

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. *R/ Acknowledged*

2. Completeness and Clarity of the Application

- 2A. See redline comments. *R/ Addressed*
2B. Title the Site Plan "Tarahumara Trucking-Site Plan." *R/ Title revised*

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. Repeat Comment: Staff requires the submission of elevations for the office and carport, including building materials and colors in the resubmittal. *R/ Architectural Elevation Sheets added to Set.*

7. Signage & Lighting Comments

- 7A. **Repeat Comment:** Add light pole detail, including pole height (maximum is 25 ft) *R/ Added.*

8. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal)

- 8A. See redline comments. *R/ Addressed*
8B. Add Maximum 40%Grasses *R/ Addressed*
8C. Please add mc to the plant list. *R/ Addressed*
8D. Please add CO to the plant list. *R/ Addressed*
8E. Please add an * to this area (bottom left corner of the chart) with narrative on how the required buffer width is being reduced with the allowable incentives. (2nd Request) *R/ Addressed*



- 8F. Please be advised that these drainage encroachments were not on the previous submittals. As such, please move them outside the landscape buffer, as it is not permitted or request an adjustment and provide mitigating measures to offset the adjustment request. Include the adjustment request on the Landscape Plan, Cover Sheet, and within the Letter of Introduction. *R/ Acknowledged*
- 8G. Please add one more PE or change the labeling from 2 to 1. *R/ Added*
- 8H. Please change the MC label to the correct tree. *R/ Corrected*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 9A. **Repeat Comment:** Please update deferral exhibit per Traffic's request and resubmit to khanagam@auroragov.org *R/ Deferral Exhibit revised*

10. Traffic Engineering (Jason Igo/ 303-739-7336 / jigo@auroragov.org / Comments in amber)

- 10A. See redline comments. *R/ Addressed*
- 10B. Sight triangle. Should be 14.5 feet from the flow line. *R/ Corrected*
- 10C. Plant Material schedule doesn't show mc in it. *R/ Addressed*
- 10D. HK can reach a height of 4 feet. Plants in sight triangle should be less than 26". *R/ Addressed*

11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 11A. See redline comments. *R/ Addressed*
- 11B. Please provide an elevation view for the proposed shade structure on Sheet 7 of 12. *R/ Added to Set.*
- 11C. Will there be accessible access provided into the office trailer? *R/ No*
- 11D. Please provide an elevation view for the proposed office trailer. *R/ Added to Set.*
- 11E. Please provide an elevation view for the proposed shade structure. *R/ Added to Set*

12. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

- 12A. The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 12B. 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. *R/ Notes added*
- 12C. No casing required. *R/ Casing removed*

13. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in **Site Plan**)

- 13A. See redline comments. *R/ Addressed*

Plat

- 13B. See the Advisory Comments on the first page of the plat. There are some Text overlaps on the second page of the plat. On the Site Plan: delete the words "Subdivision" and "and Plat" on the Title on the top of the first page. Start or continue the License Agreement process. Submit the documents to licenseagreement@auroragov.org to start. Label the easements to match the plat easement names. Fix the Text overlap. Missing sidewalk on sheet #4. *R/ Addressed*