



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

Worth Discovering • auroragov.org

March 14, 2024

Darcie Friess
West Centertech, LLC
16275 E 2nd Avenue
Aurora, CO 80011

Re: Fourth Submission Review – West Centertech – Site Plan
Application Number: **DA-2356-00**
Case Numbers: **1990-6023-04**

Dear Ms. Friess:

Thank you for your fourth submission. 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.

You will need to make another submission. However, since the majority of staff comments have been resolved, subsequent reviews will be purely technical in nature. Please revise your previous work and send us a new submission on or before April 5, 2024.

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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Rob Devenney, R&R Engineers-Surveyors, Inc.
Stephen Gubrud
Justin Andrews, ODA
Filed: K:\\$DA\2356-00rev4



Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application.
- 1B. No further comments were received from outside agency organizations during this review.

2. Completeness and Clarity of the Application

Generally

- 2A. Please contact me at sgrubrud@auroragov.org or 303-739-7209 to discuss plat requirements. A separate development application will need to be created for an updated plat to be associated with this site plan.

3. Zoning and Subdivision Comments

- 3A. Zoning comments have been resolved.

4. Streets and Pedestrian Connection Comments

- 4A. Street and pedestrian comments have been resolved.

5. Parking Comments

- 5A. Parking comments have been resolved.

6. Architectural and Urban Design Comments

- 6A. Architectural comments have been resolved.

7. Signage & Lighting Comments

- 7A. Signage comments have been resolved.

8. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgsolutions.com / Comments in bright teal)

- 8A. Landscaping comments have been resolved.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Addressing comments have been resolved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org / Comments in green)

Site Plan Comments

Sheet 2

- 10A. Please remove the elevations and provide the maximum height for the walls.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

Trip Generation Letter

Sheet 1

- 11A. Figure 2 Site Trips is not consistent with Table 1 Site Trip Generation table. Update including text.

Sheet 3

- 11B. Indicated item(s) not consistent with Figure 2.

Sheet 4

- 11C. Not consistent with Table 1 Site Trip Generation.

Sheet 5

- 11D. Not consistent with Table 1 Site Trip Generation.



12. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

12A. Fire/ Life Safety comments have been resolved.

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

Site Plan Comments

Sheet 7

13A. Shrubs shall be at least three-feet away from the meter pit.

13B. Manhole shall not be obscured by plantings.

14.Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

14A. Forestry comments have been resolved.

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

15A. Easement releases have not been started, contact releaseeasements@auroragov.org for the easement concerns.