

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



January 7, 2025

David Forbes
CORE Consultants
3473 S Broadway
Englewood, CO 80113

Re: Initial Submission Review – Murphy Creek Self Storage – Site Plan Amendment
Case Number: 2011-6012-07

Dear David,

Thank you for your initial submission. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before **Tuesday, January 22, 2025** (but you may still submit after this date).

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item and **email** your resubmittal to me. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at jloma@auroragov.org or 720-346-2145. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

A handwritten signature in cursive script that reads "Josue Loma".

Josue Loma, Planner
City of Aurora Planning Department

cc: File: K:\SMA\2011-6012-07 Murphy Creek Self Storage\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal)

1A. Page 1, Sheet 1:

- i. Please remove this red cloud, keep the delta 4, and use the following format:

Rev cloud removed, wording updated to match comment.

MA #2011-6012-07, 10/24/24: Add propane tank and bollards to the NE corner of the self-storage facility.

1B. Page 3, Sheet C-3:

- i. Please remove the information as shown. Then, please reference the detail and sheet for the propane tank and bollards. Further, the provided drawings show a LP-gas dispenser. Please clarify where this structure will be located.

Strike through lines removed, detail sheet referenced, propane tank and bollards location updated.

1C. Page 5, Sheet C-5:

- i. Please show the location of the proposed structures here and on all applicable sheets. Then add a red cloud and delta 4 around the structures.

Rev cloud, delta 4 and updated tank location shown on all relevant sheets

1D. Page 15, Sheet L-8:

- i. For all details, please include them on an existing sheet if possible. If a new sheet is needed, please label as "Sheet L8A" and add the details. On the details, please note the material and dimensions of all structures (height, width, length, etc.) - we recommend all details be to scale. Please label all details to correspond to callouts on the site plan (sheet C-3).
- ii. Then, for new sheets only, please add a red cloud and delta 4 around the sheet number only. For any new sheets, please ensure that they are submitted in a 24x36 sheet size.

A new L8A sheet has been added and rev clouded.

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

2A. Approved with comment.

- i. PROVIDE THE REQUESTED DOCUMENTATION FOR THE PERMIT RSN #1846582