



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

AuroraGov.org

12/19/2024

Devon Jackson
RS & H
102 E Moreno Ave
Colorado Springs, CO 80903

Re: Initial Technical Submission Review: Aurora Fire Station No. 9 Rebuild – Site Plan & Conditional Use
Application Number: DA-2387-00
Case Numbers: 2024-6029-00; 2024-6029-01

Dear Devon Jackson:

Thank you for your technical submission, which we started to process on December 5, 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.

Note that all our comments are numbered. Because there are only a few outstanding comments, we will not require that you formally resubmit a revised site plan and other materials to show these outstanding comments have been satisfied. You will be able to work off-line with the respective departments. Please coordinate with each department and include me on any correspondence which documents that these comments have been satisfied. Once you have done so, please go ahead and prepare the final mylars following the steps outlined on the attached mylar recording checklist. If you have any questions on the specific items on the checklist, please do not hesitate to reach out to me.

Otherwise, it has been a pleasure working with you on this project. As always, if you have any further comments or concerns, please let me know. I may be reached at 303-739-7468 or Jschirem@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: Elly Watson
15151 E Alameda Pkwy, Aurora, CO, 80012
Lorianne Thennes, ODA

Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2387-00tech1



Initial Technical Submittal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please coordinate with Forestry to ensure the tree mitigation fees are paid.
- Please revise the planting count requirements to avoid non-compliance issues in the future.
- Please update the amendment box size.

PLANNING DEPARTMENT COMMENTS

1. Site Plan Organization and Clarity

- 1A. It looks like the amendment box was downsized to fit some other things. Could you please make it at least 5" wide so there is plenty of space to document future amendments?

2. Request for Adjustment Comments

- 2A. No further comments at this time.

3. Conditional Use Comments

- 3A. No further comments at this time.

4. Architectural and Urban Design Comments

- 4A. No further comments at this time.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 5A. Please update the required and provided quantities per my redlines as to avoid any potential non-compliance issues in the future.

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

- 6A. No further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Farhad Sawari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

Sheet 4

- 7A. No further comments at this time.

8. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in orange)

- 8A. No further comments at this time.

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

Sheet 2

- 9A. Advisory Comment: Please note that the gating system will require a separate gating permit applied for under a licensed contractor.

10. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

- 10A. No further comments at this time.

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 11A. Aurora Forestry cannot approve this plan until the tree mitigation fees have been paid.



12. Land Development Services (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. No further comments at this time.

OTHER AGENCY COMMENTS

13. Arapahoe County Planning

13A. No new comments.

14. Arapahoe County Public Works

14A. No new comments.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. No new comments.



RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Final Plan Set Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU- TOD).	
	Comments from all departments have been addressed and all changes to the Final Plan Set have been approved by the affected departments prior to submittal of the Final Plan Set to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following for properties within Adams County: · One complete signed and notarized site plan PDF in 18" x 24" format at 40MB or under (can be emailed to the case planner). It must be black and white, 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Please submit the following for properties within Arapahoe or Douglas Counties: · One complete signed and notarized site plan PDF in 24" x 36" format at 40MB or under (can be emailed to the case planner). It must be black and white, 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.	
	For properties within Adams County: · One complete set of signed and notarized MYLARS in 18" x 24" format. · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

	<ul style="list-style-type: none"> · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> · One complete set of signed and notarized MYLARS in 24" x 36" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	

When ready to submit the MYLARS, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online