



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

*AuroraGov.org*

March 25, 2025

Solomon Alter  
Terra Partners LLC  
303 S Broadway 200-300  
Denver, CO 80209

**Re: Third Submission Review: E-470 Self Storage at Pioneer Business Park– Site Plan**  
**Application Number: DA-1810-05**  
**Case Number: 2024-6051-00**

Dear Solomon Alter:

Thank you for your third submission, which we started to review on March 5, 2025. 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.

All major issues have been resolved, so this application is ready for administrative decision. Please see the details below regarding your upcoming decision date. Since some technical changes still remain, you will need to make a technical submission following the decision. Please revise your previous work and send us a new submission after your Administrative Decision date of April 16, 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.

Your estimated administrative decision date is set for April 16, 2024. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7220 or [bbravene@auroragov.org](mailto:bbravene@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Ben Bravenec".

Ben Bravenec, Planner II  
City of Aurora Planning Department

cc: Keith Moore, Kem-Architecture+Planning  
Justin Andrews, ODA  
Filed: K:\SDA\1810-05rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Show the accessible route with a heavy dashed delineation, from main entrance of office to accessible aisle to public way.
- Continue to work on license agreements.
- E-470 comments have not been received at this time.

### **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.
- 1B. Two comment letters were received from Xcel Energy and E-470 Authority. Both letters are attached at the end of the comment letter. It appears outstanding comments regarding work proposed within the MUE will impact landscape design. Please respond and address these comments with the next submission.

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

- 2A. Mylar Change application has been submitted and is being reviewed. Invoice needs to be paid. The invoice was sent to the applicant on the mylar change application.

#### **3. Streets and Pedestrian Comments**

- 3A. Approved.

#### **4. Parking Comments**

- 4A. Approved

#### **5. Signage & Lighting Comments**

##### **Sheets 05**

- 5A. Approved

#### **Urban Design and architecture comments.**

##### **Sheets 05**

- 5B. Please verify that stucco panels are not synthetic. Synthetic stucco is not permitted as a primary building material.

#### **6. Landscaping Issues (Tammy Cook / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

- 6A. Approved

#### **7. Addressing (Phil Turner / 303.739.7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 7A. Approved

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **8. Civil Engineering (Sara Siggue / 303.960.1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green)**

##### **Sheet 12**

- 8A. Remove stamp from photometric plan

#### **9. Traffic Engineering (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

##### **Traffic Impact Study Comments**

- 9A. Approved



**Site Plan Comments**

9B. Approved

**10. Fire / Life Safety** (Mark Apodaca / 303.739.7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

**Sheet 05**

10A. On elevations, show knox box with approved hardware.

**Sheet 13**

10B. Show the accessible route with a heavy dashed delineation, from main entrance of office to accessible aisle to public way.

**11. Forestry** (Becky Lamphear / 303.739.7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) )

11A. Approved

**12. Parks** (Adison Petti / [apetti@auroragov.org](mailto:apetti@auroragov.org))

12A. Approved

**13. Land Development** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Site Plan Comments*

13a. Continue working on the completion of the License Agreement for the gates.

**14. Easements** (Grace Gray / 303.990.3413 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

14A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org).

**15. Utilities** (Ashley Duncan / 720.859.4319 / [aduncan@xauroragov.com](mailto:aduncan@xauroragov.com) / Comments in red)

15A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

**Sheet 07**

15B. Repeat comment: Please correct this label to say "water easement" on the utility page.

**16. E-470 Authority Comments:**

E-470 Public Highway Authority has the following comments:

16A. We have not received comments from E-470 at this time. I will forward any comments I receive.

**17. Xcel Energy** (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

17A. Approved