



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 bbravenec@auroragov.org.

Sincerely,

Ben Bravenec, Planner II
City of Aurora Planning Department

cc: Keith Moore, Kem-Architecture+Planning
Justin Andrews, ODA
Filed: K:\\$DA\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 / Comments in bright teal)

- 6A. Approved

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 7A. Approved

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Sara Siggue / 303.960.1349 / 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 / 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 / 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)

11A. Approved

12. Parks (Adison Petti / apetti@auroragov.org)

12A. Approved

13. Land Development (Maurice Brooks / 303.739.7294 / 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)

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

15. Utilities (Ashley Duncan / 720.859.4319 / 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@xcel energy.com)

17A. Approved