

July 2, 2024  
City of Aurora Planning Department  
(303) 739-7132

**Re: Submittal Review – CJG Transport Outdoor Storage – Site Plan & Plat, Site Address:  
2252 Tower Road, Lot 1, Block 1, Track Parts Subdivision Filing No. 2, Aurora, Adams  
County, Colorado 80011, Application Number: DA-2328-00**

Dear Erik Gates,

Below is a list of comments and applicable responses from the review of the Site Plan & Plat associated with case numbers: 2022-6056-00, 2022-3086-00.

[Site Plan Pages 7, 8, & 10]

2A. Please remove these sheets as they should only be included in the drainage report, not the site plan.

**Sheets removed from set**

2B. The Tract A area should be dedicated to the City with this current plat, in the manner detailed by Land Development Review, considering the intention is to grant the area to the city for future ROW.

**Understood**

[Site Plan Throughout]

3A. Repeat Comment: Ensure the proposed sidewalk easement is the correct dimension (plat shows 17') please modify to 17', typ. ALL. [9 comments]

**Dimensions updated**

[Site Plan Page 4]

3B. New comment based on new information: What is this dimension near the corner of Tower Rd and E 22nd Pl? Please remove if unintentional.

Send in the updated Title Commitment with the copy with active hyperlinks.

**Owner to submit**

5B. A Tract cannot be Granted to the City for Right of Way currently or in the future by this plat. Change note 9 to read: "Tract A is to be privately owned and maintained." If the Right of Way is needed now it can be dedicated on this plat with an accompanying Note shown on the illustration page - (per Plat Checklist). No comments on the Site Plan. When you change the Note #9 on the plat, then you may send in the signed plat to the Case Manager for the recording process.

**Note Updated**

If you have any questions, feel free to reach out to me at: [Mike@mod-eng.com](mailto:Mike@mod-eng.com) or [214 734 2305](tel:2147342305).

Regards,



**Michael Groselle, P.E.**  
Modern Engineering Solutions, LLC