

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



October 20, 2023

Gadi Ogbogu  
CJG Transport LLC  
2782 E 136<sup>th</sup> Place  
Thornton, CO 80602

**Re: Fourth Submission Review – CJG Transport Outdoor Storage – Site Plan & Plat**

Application Number: **DA-2328-00**

Case Numbers: **2022-6056-00, 2022-3086-00**

Dear Gadi Ogbogu:

Thank you for your fourth submission, which we started to process on September 29<sup>th</sup>, 2023. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 13<sup>th</sup>, 2023.

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 Planning Commission meeting date is tentatively set for December 13<sup>th</sup> 2023. 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 meeting 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner 1  
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2300-2399\2328-00rev4



## Fourth Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The adjustment request in the Letter of Introduction must address each major adjustment criteria for approval specifically. [Planning]
- You must note the location of overhead power lines in the Landscape Plans; some trees will be too tall if they remain. [Landscaping] *\*This issue is holding up this project's ability to go to the Planning Commission as it may result in the need for another adjustment. If there is no conflict between trees and powerlines, please send an updated landscaping sheet and site plan sheet to the Case Manager and Landscaping Reviewer directly and we may be able to place you on a sooner Planning Commission meeting date\**
- The curb ramp on the SE corner of Tower Rd/22nd Place intersection is required to be updated to accept the receiving ramp to the north. [Civil Engineering]
- Show all existing water, sanitary, and storm mains. Label pipe diameter and call out all connections to existing mains. [Aurora Water]
- All new easements are to be added to the plat. There are no separate documents for easements.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

#### 2. Completeness and Clarity of the Application (Comments in teal)

[Letter of Introduction]

2A. The adjustment request paragraph is not detailed enough. The Letter of introduction must specifically address *each* specific criteria for approval listed under [Section 146-5.4.4.D.3](#) of the UDO.

#### 3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use issues identified in this review.

#### 4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no more streets or pedestrian issues identified in this review.

#### 5. Parking Issues (Comments in teal)

5A. There were no more parking issues identified in this review.

#### 6. Architectural and Urban Design Issues (Comments in teal)

6A. There were no more Architectural or Urban Design Issues in this review.

#### 7. Signage Issues (Comments in teal)

7A. There were no signage issues identified in this review.

#### 8. Landscaping Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

[Site Plan Page 1]

8A. Remove any proposed trees from the site and utility plan. The trees are shown on the Planting Plans.

8B. Remove any proposed and existing trees from this plan.

8C. This line type is shown in the legend as proposed overhead powerlines, but on the planting, it is noted as being removed. Please clarify.

8D. Are proposed overhead or underground utility lines to be located here?

[Site Plan Page 13]

8E. Clarify if overhead wires exist at these locations.

8F. Label Chain link fence with height along this perimeter.

8G. Use typical line type for chain-link fence as it does not read with a solid line.



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

### **9. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

[Site Plan Page 4]

9A. New comment based on revised dimensions: These ROW dimensions do not match what I am measuring, please revise so that they are correct, or revise the drawing scale. The drawing appears to still be in 1:30 scale, please check your bar scale to make sure that it matches the plan view, typical all sheets. [2 comments]

[Site Plan Page 5]

9B. Repeat Comment: The curb ramp on the SE corner of Tower Rd/22nd Place intersection is required to be updated (all sheets). We would need the existing ramp to be redesigned and aligned to accept the receiving ramp to the north.

9C. New comment based on new information: Please remove this dimension, the previously included dimension was for verification by the city reviewer.

9D. Please add "Pavement, curb, and gutter". [2 comments]

9E. Please fix spelling and add a "D". [2 comments]

9F. Please relocate this water hydrant if it exists, to remain, or proposed. Currently, it is within the proposed travel lanes.

9G. Please show an asphalt pavement hatch for the width of the roadway that this project is responsible for and to at least cover the area that is currently unpaved, and any pavement reconstruction that is necessary to connect to good pavement, typical all sheets.

[Site Plan Page 7]

9H. New comment based on new information. Per section 4.02.7.06.1 of the Roadway Manual, railings are required on any walls in excess of 30". This wall is at 32" at this point.

9I. Per Section 4.02.7.07.1 of the roadway manual, the 9' proposed masonry columns need to be outside of the utility easement.

[Site Plan Page 12]

9J. Please remove any crossed-out level of detail from the site plan and only include this level of detail in the civil plan submittal. Please add a maximum height dimension to this detail.

9K. Please add a maximum wall height dimension here.

[Site Plan Page 17]

9L. New comment based on new information: Please only include this level of photometric detail on the civil plan submittal for the public street and ped lights, and not the site plan, typical all.

[Site Plan Page 18]

9M. Please remove this level of detail for the public street and ped lights, and only include this level of detail on the civil plan submittal. For the crossed-out areas, you can put a dash symbol or "-" in the spreadsheet cell instead.

[Plat Page 2]

9N. Please show the proposed sidewalk easements on this drawing, typical all sheets.

### **10. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

10A. There were no more comments from Traffic Engineering on this review.

### **11. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

[Site Plan Page 14]

11A. Please revise the gate label to match the label on sheet 5.

[Plat Page 2]

11B. Please initiate the license agreement process for the gate with the Land Development Services Review.

### **12. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhansad@auroragov.org](mailto:nkhansad@auroragov.org) / Comments in red)

[Site Plan Page 1]

12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 4]



12B. If easements are proposed, label them as "proposed" or use a different linetype.

[Site Plan Page 5]

12C. Show all existing water, sanitary, and storm mains. Label pipe diameter and call out all connections to existing mains.

12D. Will this outlet structure tie into the existing storm main? If so, please show a connection to the existing main.

[Site Plan Page 8]

12E. Show outlet connection to existing storm main; see comment on Utility Plan.

[Site Plan Page 13]

12F. Show all proposed and existing hydrants in this area. Ensure plantings are not within 5 ft of the hydrants in all directions.

[Site Plan Page 14]

12G. Show all proposed and existing hydrants in this area. Ensure plantings are not within 5 ft of the hydrants in all directions.

12H. Discuss with your PDR reviewer if maintenance access and access easement to the pond must be provided. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the easement dedication process if necessary.

**13. Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

13A. Comments from Land Development Review are forthcoming. Please reach out to the reviewer directly for comments.