



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

AuroraGov.org

June 24, 2024

Julio Herrera
Tarahumara Trucking, LLC
19401 E 42nd Avenue
Denver, CO 80011

Re: Fourth Submission Review Tarahumara Trucking – Site Plan, Plat, and Deferral of Public Improvements
Application Number: **DA-2351-00**
Case Numbers: **2023-6028-00, 2023-3025-00, 2023-9001-00**

Dear Mr. Herrera:

Thank you for your fourth submission, which we started to process on June 04, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. A Planning and Zoning Commission meeting date cannot be scheduled until further progress is made regarding the drainage resubmittal and addressing all the repeat comments in the Site Plan.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Jose Ramirez, Rocky Ridge Civil Engineering
Brit Vigil, ODA
Filed: "K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2351-00rev4.docx"



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-7)
- **Repeat Comment** - Please provide elevations for office and carport, including building materials and colors (Item 6)
- See redline comments from Landscaping. Please address all the repeat comments (Item 8)
- See redline comments from Traffic Engineering (Item 9)
- See redline comments from Fire /Life Safety. Please provide an elevation view for the proposed shade structure and office trailer (Item 10)
- The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved (Item 11)
- See redline comments on the Plat and Site Plan from Land Development Services (Item 12)
- See comments from Xcel Energy (Item 13)

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. See the attached letter from Xcel Energy.

2. Completeness and Clarity of the Application

- 2A. See redline comments.
- 2B. Please Flatten and turn off the AutoCAD SHX text.

3. Zoning and Subdivision Use Comments

- 3A. No comments.

4. Streets and Pedestrian Comments

- 4A. No comments.

5. Parking Comments

- 5A. No comments.

6. Architectural and Urban Design Comments

- 6A. **Repeat Comment:** Staff requires the submission of elevations for the office and carport, including building materials and colors in the resubmittal.

7. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal)

- 7A. See redline comments.
- 7B. Sheet 8: **Repeat comment.** NOTE: The comment was as addressed as “Acknowledged”. However, it was addressed on the plans, or an adjustment was not provided. Please be advised that the drainage encroachments were not on the previous submittals. As such, move them outside the buffer, as it is not permitted - or request a justification for them in the buffer.
- 7C. Please be advised that these drainage encroachments were not on the previous submittals. As such, please move them outside the landscape buffer, as it is not permitted or request a justification for them to be in the buffer.
NOTE: **Repeat comment.**



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

8A. Ready for Tech Sub - Deferral is routing internally (needs to be signed by developer at a min.)

9. Traffic Engineering (Jason Igo/ 303-739-7336 / jigo@auroragov.org / Comments in amber)

9A. See redline comments.

9B. Sight triangle has moved back in civil plans but the change did not get brought over to this sheet. Please update this sheet to reflect the new location.

9C. Some species of this get up to 10' tall. Between HK and RB in the sight triangle this looks to block a good amount of sight distance.

9D. Previous comment stated that this plant could get up to 4' tall. Response to comments said it was taken care of but I don't seem to see where the full response to that comment is. Please respond with why this will not be an issue.

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

10A. See redline comments. Sheet 4 & 7 of 12 / Utility Plan and Site Details 1

10B. Please provide an elevation view for the proposed shade structure.

10C. Please provide an elevation view for the proposed office trailer.

10D. Will there be accessible access provided into the office trailer?

10E. Show the location of the 3rd carport structure shown on Sheet #A1 (the carport south of the office trailer).

10F. Provide an engineering report to justify this dead-end water main in Andes Way serving 2 fire hydrants has 20 psi residual pressure at end of line. The first couple of submittals show this water main to be looped to the west to Tower Rd. Is now a dead end over 550-feet from the main in Smith Rd.

10G. Argonne St.: This is also a dead-end water main that is proposed and does not extend down Argonne St. beyond the fire hydrant.

10H. Based on the position of these structures on this drawing, where is this carport going to be located? As shown, this would cross over the gate and fire access road (fire lane). This is not consistent with the current fire lane alignment as shown on the latest submittals.

11. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

11A. The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in Plat)

12A. Send Title update.

12B. Add public R.O.W. name.

12C. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)(Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 25, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Rachid Rabbaa

Re: Tarahumara Trucking – 3rd referral, Case # DA-2351-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the fourth referral for **Tarahumara Trucking** – this is the fourth request to add this paragraph to the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Comment response requested.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com