

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



June 29, 2023

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

**Re: Initial 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 initial submission, which we started to process on June 8, 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 July 13, 2023.

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.

The estimated Planning & Zoning Commission hearing date will be determined after resubmission. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. You must 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 303.739.7112 or [hschoenh@auroragov.org](mailto:hschoenh@auroragov.org).

Sincerely,

Henry Schoenhoff, Planner I  
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\2351-00rev1.docx"



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- From Planning, in proposed truck parking areas, show parking rows to organize parking spaces.
- From Landscaping, please provide the required 10' wide landscape buffers for Andes Way and Argonne Street with the required/provided trees and shrubs on a chart and provided the required landscape on the plans. NOTE: See Table 4.7-2 Required buffer widths and allowed reductions.
- From Addressing, please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible.
- From Civil Engineering, please reach out to Kendra Hanagami at [khanagam@auroragov.org](mailto:khanagam@auroragov.org) to start the deferral agreements for Andes Way and Argonne Street.
- From Traffic Engineering, gates are required to be setback from public road flowline a minimum of 35 feet, longest expected vehicle, or at least the 95th percentile queue.
- From Fire/Life Safety, the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- From Aurora Water, the site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- From Forestry, there are no trees on this project site. No tree mitigation will be required.
- From Land Development Services, reference the [Subdivision Plat Checklist](#) when preparing your second submission.

### PLANNING DEPARTMENT COMMENTS

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

Very concerned that the stormwater runoff from the improved Andes Way and a portion of the western side of the lot does not appear that it will be directed to the proposed stormwater pond. Currently, runoff coming down Andes Way, is dammed by the existing fence that crosses Andes Way, and is directed onto my property, without abatement. I acknowledge that this fence will be eliminated as part of this plan; however, the runoff from a portion of the proposed site still doesn't appear to be captured. ***Please respond to this comment in your comment response letter.***

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

- 2A. See redline comments.
- 2B. Development fees are due before second submission.
- 2C. Storm Drainage Development fees are due.
- 2D. Title the site plan "Tarahumara Trucking-Site Plan, Plat, and Deferral of Public Improvements".

#### **3. Zoning and Subdivision Use Comments**

- 3A. No comments.

#### **4. Streets and Pedestrian Comments**

- 4A. No comments.

#### **5. Parking Comments**

- 5A. See redline comments.
- 5B. In proposed truck parking areas, show parking rows to organize parking spaces.
- 5C. Dimension parking spaces. 9 ft x 19 ft is COA standard.

#### **6. Architectural and Urban Design Comments**

- 6A. See redline comment.
- 6B. Staff recommends submission of elevations for office and carport, including building materials and



colors.

### **7. Signage & Lighting Comments**

7A. Add light pole detail, including pole height (maximum is 25 ft).

### **8. Landscaping Issues (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal)**

- 8A. See redline comments.
- 8B. Please add "Not for Construction" to the plans.
- 8C. In the Water Use Table, correct the sf, as the proposed numbers do not add up.
- 8D. Please add the required and proposed shrubs to the curbside landscaping. Also, please add the width of the proposed curbside landscaping both on the chart and landscape plans.
- 8E. Please have the proposed seed mix add up to 100%.
- 8F. Please change the proposed 2 WO trees to 3, as 3 are on the landscape plans.
- 8G. Please provide the required terminal landscape islands with the required tree and six shrubs in them.
- 8H. Please provide and label the required sight triangles on the landscape plans.
- 8I. Please label and provide the required stop signs on the landscape plans.
- 8J. Please label all the proposed lights on the landscape plans (Typical).
- 8K. Please remove the existing structure from the plans, as it appears that it is being removed on Sheet 2.
- 8L. Please provide the required 10' wide landscape buffers for Andres Way and Argonne Street with the required/provided trees and shrubs on a chart and provided the required landscape on the plans. NOTE: See Table 4.7-2 Required Buffer Widths and Allowed Reductions.
- 8M. It appears that there is an 8' tall wood fence proposed on Sheet 4 and a detail on Sheet 6. However, it is not indicated on or labeled on the landscape plans.
- 8N. Please provide the required 20' wide landscape buffer or show how this is being reduced to 12' depending upon the landscape incentive feature chosen as specified in Table 4.7-2 Required buffer widths and allowed reductions. (Typical to all buffers) \*\*\*It appears that there is a proposed 8' tall wood fence on Sheet 4 and a detail on Sheet 6. However, it is not labeled or indicated on the landscape plans.
- 8O. Please screen the proposed truck parking and dumpster.

### **9. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

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

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

- 10A. See redline comments.
- 10B. Add to notes: "Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1."
- 10C. Add to notes: "by private landscape irrigation lines or systems and/or private utilities."
- 10D. Add to notes: "The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities."
- 10E. Add note: "The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or



pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.”

- 10F. Revise note nine.
- 10G. Delete note 20.
- 10H. Add note: "Signs shall be furnished and installed per the most current editions of the manual on uniform traffic control devices (MUTCD) and city standards, shown on the signing and striping plan for development."
- 10I. Add subdivision name: Tarahumara Subdivision Filing No. 1, typ. ALL.
- 10J. Please reach out to Kendra Hanagami at [khanagam@auroragov.org](mailto:khanagam@auroragov.org) to start the deferral agreements for Andes Way and Argonne Street.
- 10K. Revise main gate notes.
- 10L. Please remove reference to cross pan in the site plan. This should be submitted with the civil plan set instead. typ., ALL.
- 10M. Future Andes Way and Argonne Street improvements are required to be designed and shown. A letter addressed to the Director of Public Works requesting the deferral for improvements including the justification is also required, including an exhibit.
- 10N. Specify ROW width and roadway classification, typ. ALL.
- 10O. Specify material type and add to legend, typ. Minimum 2% slope for all disturbed unpaved areas, typ.
- 10P. Minimum 2% slope for all non-paved areas, typ.
- 10Q. Add note on site plan: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 10R. Clearly define limits of frontage requirements, so it is clear what the development's responsibility is (this polygon is drawn approximately to demonstrate possible frontage requirements) and is for demonstration purposes only. You do not need to include the polygon on your next submittal.
- 10S. Show roadway centerline, typ. ALL.
- 10T. Fix/show property line and centerline line types to match legend, typ. ALL.
- 10U. Depending on type of driveway access off of Argonne Street, additional sidewalk easement may be required to meet ADA standards (all sheets).
- 10V. Depending on type of driveway access off of Andes Way, additional sidewalk easement may be required to meet ADA standards (ALL).
- 10W. Please specify fire lane radii at turns. Per Section 4.07.1.01 - Where fire lanes turn, the inside radius shall be 29' and the outside radius shall be 52. Where the fire lane width is 26' wide the inside radius shall be 26' with an outside radius of 52'.
- 10X. All asphalt surfaces shall have a minimum grade of 1%.
- 10Y. Add "sign code" to notes on site plan.
- 10Z. Should have concrete hatch, please fix, typ. ALL.
- 10AA. Label curb return radii, typ. ALL.
- 10BB. Please modify linework to not show concrete scoring.
- 10CC. Show all fire lane radii.
- 10DD. During civil plan review curb ramps will need to comply with the current City of Aurora Roadway Design Manual, typ. ALL.
- 10EE. A deferral is not guaranteed for this project but will be considered. Please see notes below for contact information.
- 10FF. Please define all abbreviations in the notes on the site plan.
- 10GG. Advisory comment: During civil plan review, max. cross slope along the ADA route is 2%.



- 10HH. Per Section 4.07.9 - The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. Please verify that all proposed grades are in compliance.
- 10II. Revise site detail sheet.
- 10JJ. Add note to photometric sheet: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 10KK. Please include all missing criteria required on site plans for lighting per section 2.12.0.1.
- 10LL. Advisory comment: Public streetlights will be required to be submitted with a photometric analysis during the civil plan review process and lighting submittal must match one of the current pre-approved public street lighting equipment list. (ALL)
- 10MM. Comment 10NN from the plat.
- 10NN. Argonne Street needs to have a 68' width. If this requires a sidewalk easement that would be acceptable.

**11. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 11A. See redline comments.
- 11B. Gates are required to be setback from the public road flowline a minimum of 35 feet, longest expected vehicle or at least the 95th percentile queue.
- 11C. Label access movements and show opposing driveway.
- 11D. Show ADA-accessible route.
- 11E. Replace note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.
- 11F. Show all adjacent and opposing accesses on Andes Way and Argonne St.
- 11G. Move sight triangle to the center of approaching lane.
- 11H. Replace detail with note: "All signposts and sign supports shall comply with COA Standard Detail TE-11.
- 11I. Move sight triangle to center of approaching lane.

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

- 12A. See redline comments.
- 12B. Revise note to refer to the 2021 code edition.
- 12C. For every six of fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. Please revise to reflect a van-accessible parking stall.
- 12D. Clarify whether there is a new structure being proposed.
- 12E. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 12F. A license agreement through Real Property (Public Works/Land Development Services) is needed to account for the encroachment into the dedicated easement.
- 12G. Please add an SOS system to the gating system. The gating must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy backup system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Please revise to reflect accordingly. TYP.
- 12H. A separate Building Division permit will be required for carport, shade structures, etc.
- 12I. Please identify and label gate card readers. TYP.
- 12J. It appears that a fire hydrant is located in the middle of the road. Please provide additional information regarding the location of the proposed fire hydrant.
- 12K. Are there improvements being proposed for Andes Way? If so, please identify all changes.
- 12L. Advisory comment: The fire lane must be constructed to a COA Roadway Standard.
- 12M. Is Andes Way paved?



- 12N. Is Argonne St paved?
- 12O. Show the exterior route from parking stalls to the office trailer.
- 12P. Check with traffic to determine if the tow-away sign needs to be revised to the graphic tow-away sign. Also, the van accessible sign to the signage and striping package.
- 12Q. The gate label must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- 12R. Show the accessible route to the accessible parking by heavy dashed line. Verify a minimum 1-foot-candle of illumination along its entire length.
- 12S. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

**13. Aurora Water (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)**

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 13B. Show connections to existing mains.
- 13C. Why are two hydrants located so close to each other?
- 13D. Label proposed manhole.
- 13E. Manholes are not required for connections between proposed sanitary mains and services.
- 13F. Label proposed water main.
- 13G. Label blow off at the end of main extension.
- 13H. Show unique overflow arrow.
- 13I. Show 100-yr WSEL and pond side and bottom slopes.
- 13J. Label outlet structure.
- 13K. Minimum pond bottom slope is 2%.
- 13L. Show maintenance access drive dimensions. Maintenance access must be covered by an access easement.
- 13M. Trees must be 8 ft away from hydrant.

**14. Forestry (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)**

- 14A. There are no trees on this project site. No tree mitigation will be required.

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

- 15A. See redline comments.
- 15B. Comments 15B through 15F from the site plan.
- 15C. Revise legal description.
- 15D. Update title.
- 15E. See 2023 Site Plan Checklist Item 2 Graphic (required on site plan sheet): 2. Lot lines and/or the plat boundary line shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings, and curve data. This data must match the recorded or proposed subdivision plat information.
- 15F. Lot lines and/or the plat boundary shall be shown with a heavy, solid line etc., see 2023 Site Plan Checklist Item 2.
- 15G. Comments 15H through 15V from the plat.
- 15H. Send in closure sheets.
- 15I. In notes, add Item 12.c. paragraph for easements from 2023 Subdivision Plat checklist to notes for all



plats having any easements: The easement area within each lot or tract is to be continuously maintained by the owner of the lot or tract excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited.

- 15J. Revise acreage.
- 15K. Remove target no company logo. See 2023 Subdivision Plat Checklist for new item on list.
- 15L. Under covenant, insert private detention pond and drainage features.
- 15M. Title work must not be over 30 days old from plat approval date.
- 15N. Need current certificate of taxes paid in full close to the date the plat is recorded.
- 15O. Need monument records.
- 15P. Delete, Adams County signature block no longer needed for electronically recorded plats.
- 15Q. Add to surveyor's certificate: I further certify that the information contained herein is accurate and in accordance with applicable standards of practice to my knowledge, information and belief. This certification is not a guaranty or warranty, either expressed or implied. (See AES Board Rule 1.6.B.2.) See 2023 Subdivision Plat Checklist for new item (11) on list.
- 15R. Add to notes: Item 12. m. paragraph for airport influence district from 2023 Subdivision Plat checklist: The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
- 15S. Add to notes: Item 12.h. paragraph for streets from 2023 Subdivision Plat checklist for any plat with land abutting certain types of streets: All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.
- 15T. Need surveyors stamp with signature and date on all pages see 2023 Subdivision Plat Checklist for item (11) on list.
- 15U. Change to Dedicated to the City of Aurora as Street Right-of-Way \_\_\_\_\_ sq. feet.
- 15V. Remove target no company logo. See 2023 Subdivision Plat Checklist for new item on list.

**16. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Tarahumara Trucking** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: *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.*

Please be aware PSCo owns and operates existing natural gas service and overhead electric distribution facilities within the subject property. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, **construction** activities and permanent structures.

For any new natural gas or electric service or modification to existing facilities, the property owner/ developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).



As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.