



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

December 23, 2024

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

Re: Fifth 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 Julio Herrera:

Thank you for your fifth submission, which we started to process on December 6, 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. **Do not resubmit until your drainage resubmittal is complete and has been accepted for review.***

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 III
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\2351-00rev5



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Do not resubmit until the drainage resubmittal is complete and has been accepted for review.
- Please correct the sheet pagination, only provide consecutive numbering. 1,2,3, etc (Item 2)
- Please provide the office and carport building colors (Item 3)
- Please ensure that the blurriness of sheets 11 through 13 is addressed, and the site plan quality is improved. (Item 5)
- Please add the design speed, ADT and clear zone to the typical sections (Item 6)
- Please contact Fire / Life Safety for comments (Item 7)
- The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved (Item 8)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments.

2. Completeness and Clarity of the Application

2A. Please correct the sheet pagination, only provide consecutive numbering. 1,2,3, etc.

3. Architectural and Urban Design Comments

3A. Staff requires the submission of the office and carport building colors in the next resubmittal.

4. Landscaping Issues (Bill Tesauro / 954.868.0636 / btesauro@auroragov.org / Comments in bright teal)

4A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)

5A. Advisory Comment - Please ensure that the blurriness of sheets 11 through 13 is addressed, and the Site Plan quality is improved.

6. Traffic Engineering (Jason Igo/ 303.739.7336 / jigo@auroragov.org / Comments in amber)

6A. Please add the design speed, ADT and clear zone to the typical sections.

6B. Not sure why the sight triangle is coming in wrong. Below is from sheet 2 of the plans. It shows the sight triangle starting here behind the walk.

7. Fire / Life Safety (Richard Tenorio / 303.739.7628 / rtenorio@auroragov.org / Comments in blue)

7A. The Accessible Route must terminate into the ADA Loading Area also.

8. Aurora Water (Iman Ghazali / 303.807.8869 / ighazali@auroragov.org / Comments in red)

8A. The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

8B. Shrub shall be 3 ft away from edge of meter pit.