



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

*AuroraGov.org*

May 8, 2024

David Gertz, GWG Development  
1011 Humbolt Street  
Denver, CO 80216

**Re: First Technical Review** – South Abilene Storage – Conditional Use and Redevelopment Plan  
Application Number: **DA-1622-08**  
Case Numbers: **1989-6037-13; 1989-6037-14**

Dear David:

Thank you for your first technical submission, which we started to process on April 26, 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.

Several important issues remain, please revise the plans and submittal documents and resubmit for an additional technical review. Please also reach out to Grace directly to begin the License Agreement process.

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

Sincerely,

Jeremiah Fettig, AICP  
Planner II  
City of Aurora Planning Division

cc: Dane Courville, [dmcourville@yahoo.com](mailto:dmcourville@yahoo.com)  
Lorianne Thennes, ODA  
Filed: K:\\$DA\1622-08tech1



## *First Technical Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Aurora Water: preliminary drainage report and license agreements
- Land Development Services: easements and license agreements

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No additional comments at this time.

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

2A. Sheets 3, 4, 5 & 6: Please revise/change yellow line work and text to black for increased legibility.

#### **3. Zoning and Development Standards Comments**

3A. Please note that the existing U-Haul operation will require separate land use approvals for its compliance. This operation is not part of this Conditional Use Permit or the redevelopment plan.

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

#### **4. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

4A. No additional comments at this time.

#### **5. Fire / Life Safety** Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

5A. No additional comments at this time.

#### **6. Utilities/Aurora Water** (Jenny Wynn / [jennywynn@auroragov.org](mailto:jennywynn@auroragov.org) / Comments in red)

6A. **Comment not addressed:** The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

6B. **Comment not addressed:** The proposed gates and fencing encroaching into Aurora Water utility easements shall require a new license agreement. Please contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to begin this process.

#### **7. Land Development Services Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org)

7A. **Comment not addressed:** Any easements that need to be dedicated or released (vacated) should be started by separate documents. Submit the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) to state the processes. - The submittal of the License Agreement documents to the site: [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org). This will start the License Agreement process (these fence and gate encroachments).

7B. **Comment not addressed:** The 2016 license was never assigned to the new owner and does not cover new gates and fencing- A new license has NOT been started for several gates and fencing. There is a 23' emergency access that needs to be vacated we have not received shown on page 3 of the site plan. Page 4 is questioning the fire lane which could require a change in the fire lane easement.