



Planning Division
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Aurora, Colorado 80012
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AuroraGov.org

March 4, 2025

Jeff Blankenship
Silverbluff Companies
18335 E 103rd Avenue Suite 204
Denver, CO 80022

Re: Fourth Submission Review: Gun Club Business Park – Infrastructure Site Plan
Application Number: DA-1435-03
Case Numbers: 2024-6018-00

Dear Jeff Blankenship:

Thank you for your latest submission, which we started to process recently. 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 *after* the administrative decision. In order for the technical submission to commence, a ***comment response letter*** is required to be submitted along with the revised ISP. Comment responses shall address each individual comment, particularly the comments from CDOT. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

Note that all our comments are numbered. 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 administrative decision date is tentatively scheduled for Wednesday, March 26th. Please coordinate with your case manager regarding sign postings on the property and the required mailings (Notice of Pending Administrative Decision) that are sent to abutting property owners and registered HOA's. Signs, provided by staff, are required to be posted on the subject property at least 10 days prior to the decision and mailings are required to be sent at least 10 days prior to the decision date. *Proof of Mailing* is required for the notices and can be obtained from the USPS. Please send the *Proof of Mailing* and pictures of the sign postings to your case manager prior to the decision date.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez – Planning Supervisor
City of Aurora Planning and Business Development

cc: David Le-Martin Martin Consulting Engineers 12499 W Colfax Avenue Lakewood, CO 80215
Jazmine Marte, ODA
Filed: K:\SDA\DA-1435-03rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include a complete ISP set for the resubmission. The current set is missing the Landscape sheets that had redlines in the Third Submission Review.
- See Traffic Engineering comments regarding striping, pavement and design speed.
- See Aurora Water's comments regarding landscape sheets and labeling plans.
- CDOT Response Letter (External Agency) – Address all comments in the comment response letter and revise plans accordingly.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Respond to the outstanding CDOT comments at the end of this letter.

2. Completeness and Clarity of the Application

- 2A. A comment response letter is *required* with the resubmittal to include addressing all of the comments listed at the end of this letter. If the *comment response letter* is not included, the resubmittal will be rejected.
- 2B. Include a “complete” ISP set in the resubmittal. The last resubmittal omitted the Landscape sheets. Ensure that the previous redlines from Aurora Water (from the Third Submission Review 3 - dated 10/29/24) are addressed on Sheets 14 and 15.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Moustapha Agrigna / MAgrigna@auroragov.org / Comments in green)

- 3A. No additional comments.

4. Traffic Engineering (Jason Igo / 303-739-1792 / JIgo@auroragov.org / Comments in orange)

- 4A. **Sheets 2 & 3**: Provide design speed, ADT, and clear zone to typical.
- 4B. **Sheet 4**: Striping will be reviewed at Civil plans. Some of the striping is still incorrect. Yellow pavement marking should be used for on-coming traffic. White pavement marking should be used for between lanes and outer edge of lanes.

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

- 5A. Advisory: Include Landscape plan sheets in the resubmittal..
- 5B. **Sheets 2 & 3**: Revise to “Zone 4.”
- 5C. **Sheets 14 & 15**: See comment on the previous redlines 9/10/29/24) for the ISP and include revisions in the resubmittal.

6. Colorado Department of Transportation (CDOT) / Steven Loeffler / steven.loeffler@state.co.us

- 6A. **Hydraulics Comments:**
Need to show the existing/proposed drainage patterns. Need to show the details of the outlet structures of both Ponds. There is a need to meet at site to take a closer look at the drainage features. Need to provide ditch capacity calculations between the State Highway and the proposed development. Need to evaluate the capacity and the conditions of the 54" Culvert. Need to provide a summary of impact to the ROW if there is any. **Repeat comments.**
- 6B. **Residential Engineer Comments:**
Gun Club Rd Exhibit shows 55:11 Ratio on Northbound Lanes for the 700 Feet Taper. I think you meant 55:1 Ratio.



6C. Traffic Comments:

Road exhibit shows sidewalk with 2% cross slope. Be aware that this is an absolute maximum, so I don't generally recommend designing to it. A 2.1% cross slope will mean you have to rip out the sidewalk and rebuild it. Generally sidewalk is designed with a 1.5% cross slope to give wiggle room.