



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

[AuroraGov.org](http://AuroraGov.org)

February 6, 2025

Rick Wells  
DIBC Cargo LLC  
270 St Paul St Unit 300  
Denver, CO 80206

**Re: Third Submission Review:** E. 60th Avenue at Box Elder - Infrastructure Site Plan  
**Application Number:** DA-1478-14  
**Case Numbers:** 2024-6039-00

Dear Rick Wells:

Thank you for your third submission, which we started to process on January 23, 2025. 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 referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and upload a new submission.

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

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7126 or [jfettig@auroragov.org](mailto:jfettig@auroragov.org).

Sincerely,

Jeremiah Fettig, AICP – Planner II  
City of Aurora Planning Department

cc: Beccah Bailey Norris Design 1101 Bannock Street Denver, CO 80204  
Jasmine Marte, ODA  
Filed: K:\\$DA\1478-14rev3



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

[AuroraGov.org](http://AuroraGov.org)

## *Third Submission Review*

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

- Technical comments on the infrastructure site plan.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Review comments were received by one (1) outside agency and have been incorporated into this letter.

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

- 2A. This application is not ready for administrative decision. It is anticipated that this application will be ready for administrative decision after the next review. If this is the case, staff will coordinate public notice requirements with the applicant.

#### **Site Plan:**

- 2B. Sheet 1: Remove the PROS signature line from the approval block.  
2C. Sheet 2: Add plat and site plan information for substation: High Point Substation Site Plan Case Number: 2020-6055-00. Plat reception Number: 2021000130934 and Case Number: 2020-3054  
2D. Sheet 2: Revise Tibet "Street" to "Road".  
2E. Sheet 2: Remove RSN. (Case No. 2022-6052-00 and DA-2283-01).  
2F. Sheet 3: Revise to N. Tibet Road.  
2G. Sheet 5: Revise Tibet "Street" to "Road".  
2H. Sheet 5: Remove RSN. (Case No. 2022-6052-00 and DA-2283-01).  
2I. Sheet 8: Remove RSN from 56<sup>th</sup> Avenue.  
2J. Sheet 8: Revise Tibet "Street" to "Road".  
2K. Sheet 8: Remove RSN. (Case No. 2022-6052-00 and DA-2283-01).  
2L. Sheet 12: Revise to N. Tibet Road.  
2M. Sheet 13: Revise to N. Tibet Road.  
2N. Sheet 17: Revise to N. Tibet Road.

#### **3. Landscaping** Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in teal

- 3A. Sheet 4: For the Xcel Easement, please add the reception number (Adams County reception No. 2021000123763).  
3B. Sheet 10: Replace note No. 4 with the language provided in the redline comment.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

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

##### **Site Plan:**

- 4A. Sheet 4: **Comment not addressed:** Curb ramps are required at the intersection.  
4B. Sheet 6: Add back the sidewalk to the cul-de-sac.

#### **5. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

##### **Site Plan:**

- 5A. Traffic Engineering has reviewed and has no additional comments at this time.

#### **6. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) Comments in blue)

##### **Site Plan:**

- 6A. Fire / Life Safety has reviewed and has no additional comments at this time.



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

*AuroraGov.org*

**7. Aurora Water** (Casey Ballard / 303-7382/ [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

**Site Plan:**

7A. Sheet 5: Advisory: This culvert will need to be removed prior to the storm being installed.

**8. Land Development Services – Easements** (Grace Gray / 303-739-7277 / [ggray@auroagov.org](mailto:ggray@auroagov.org))

8A. Easement dedication to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**REFERRAL COMMENTS FROM OTHER AGENCIES**

**9. DEN Planning**

- 9A. The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN's Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan includes the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event. [https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/1505200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/1505200-33).
- 9C. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.