



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

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May 20, 2024

Gadi Ogbogu  
CJG Transport LLC  
2782 E 136<sup>th</sup> Place  
Thornton, CO 80602

**Re: Technical Submission Review – CJG Transport Outdoor Storage – Site Plan & Plat**  
Application Number: **DA-2328-00**  
Case Numbers: **2022-6056-00, 2022-3086-00**

Dear Gadi Ogbogu:

Thank you for your technical submission, which we started to process on April 29<sup>th</sup>, 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 issues remain, you will need to make a technical 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2300-2399\2328-00tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the parking shown in the data table and on the site plan to be consistent. [Planning]
- Ensure that sidewalk and receiving ramp dimensions are correct and match the updated Tower Road section. [Civil Engineering]
- The drainage report must be accepted before the site plan can be approved. [Aurora Water]
- The Fire Lane easement is being crossed by a Fence/gate. Please confirm with the Fire/Life Safety Department to see if the Gate will need to be covered by a License Agreement. [Land Development Review]

### PLANNING DEPARTMENT COMMENTS

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

1B. There were no community comments on this application.

#### 2. Planning Comments (Comments in teal)

[Site Plan Page 1]

2A. This data table states 15 spaces are provided, but only 14 appear to be marked on the site plan.

[Site Plan Page 19]

2B. You will need to include lighting data for the full site and for 10 ft beyond the property boundaries. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.

[Plat Page 1]

2C. It was our understanding that the area covered by Tract A is intended to be used for the future build-out of Andes Way. As such, this area should be dedicated to the City for right-of-way now rather than set aside as a tract and then later dedicated. The dedication should be discussed with Land Development Review and Civil Engineering.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 4]

3A. Ensure this sidewalk is the correct dimension. Sidewalk easement will probably be reduced by 2' per the updated Tower Road section (typical all).

[Site Plan Page 5]

3B. Please update the sidewalk and ramp design to match the updated Tower Road section and receiving ramp across E 22nd Place (typ. all sheets).

3C. Ensure this sidewalk is the correct dimension. Sidewalk easement will probably be reduced by 2' per the updated Tower Road section (typical all).

[Site Plan Page 11]

3D. Please update typical section for Tower and associated ROW and plat to the east to match the 144' ROW.

3E. Ensure this sidewalk is the correct dimension. Sidewalk easement will probably be reduced by 2' per the updated Tower Road section. Please also update design to match the Tower Road section.

3F. Please update the sidewalk and ramp design to match the updated Tower Road section and receiving ramp across E 22nd Place (typ. all sheets).

[Plat Page 2]

3G. Ensure this sidewalk easement is the correct dimension. Sidewalk easement will probably be reduced by 2' per the updated Tower Road section. Please update plat accordingly.

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

4A. There were no more comments from Fire/Life Safety on this review.



**5. Aurora Water** (Jennifer Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

[Site Plan Page 1]

5A. Drainage Report must be accepted before site plan can be accepted.

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

6A. Update the Title Commitment and send in the copy with active hyperlinks.

[Site Plan Page 4]

6B. Reference the current Plat name and Filing No. when labeling parcels.

[Site Plan Page 5]

6C. The Fire Lane easement is being crossed by a Fence/gate. Please confirm with the Fire/Life Safety Dept. to see if the Gate will need to be covered by a License Agreement. If so, submit the documents to

[licenseagreement@aroragov.org](mailto:licenseagreement@aroragov.org).

[Plat Page 1]

6D. Update the Title Commitment.

6E. Note #9 has the Tract A being granted to the City for Public Land purposes – Who was the requesting Department to want this Tract?

[Plat Page 2]

6F. Add the Delta angles as indicated on the sheet.

6G. Change the Filing No. to this plat Filing number.