



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

AuroraGov.org

April 29, 2025

Troy Peter
Vertical Bridge Development LLC
750 Park of Commerce Drive
Boca Raton, Fl, 33487

Re: (Third) Submission Review: Vertical Bridge Telecom Facility at Arapahoe Crossings - Conditional Use and Site Plan Amendment with Adjustment
Application Number: DA-1024-28
Case Numbers: 1996-6067-17

Dear Troy Peter:

Thank you for your third submission, which we started to process on April 16, 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 community members.

Based on comments from several departments there are revisions that need to be addressed on your plan. However, since these are considered minor revisions, these revisions can be made *after* the Planning Commission hearing in the review phase called technical review. Please address all the requested revisions at that time.

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.

The Planning & Zoning Commission hearing date is set for Wednesday, May 28th, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained. Your case manager will contact you regarding next steps.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian, Planner I
City of Aurora Planning Department

cc: Scott Buell, 720 Main St Suite 200, Saint Paul, MN 55118
ODA, Brit Vigil
Filed: K:\SDA\1000-1099\1024-28rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Colocation Analysis – Minor Revisions (See item 2A)
- Notes on Sheet 11 (see Item 3A)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No community comments at this time.

2. Completeness and Clarity of the Application

- 2A. **Letter of Introduction:** Please see the letter of introduction to address minor revisions. Please send the updated Letter of Introduction directly to me before the scheduled planning commission.
- 2B. **Colocation Analysis:** Please see the Co-Location Analysis to address minor revisions. Please send the updated Letter of Introduction directly to me before the scheduled planning commission.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sara Siggue / (303) 960-1349 / ssiggue@auroragov.org / Comments in green) Sheet 11

3A. See revision: These details are not required in the site plan. Please remove.