



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

AuroraGov.org

May 15th, 2025

Tom Cave
3550 Chambers LLC
1618 Emerald St
Broomfield, CO 80020

Re: Technical Submission Review: Ge'ez Canter – Site Plan, Conditional Use, and Plat
Application Number: DA-2165-02
Case Numbers: 2024-6019-00, 2024-6019-01, 2024-3024-00

Dear Tom:

Thank you for your technical submission, which we started to process on May 1st, 2025. We have reviewed your plans and attached our comments along with this cover letter.

Since only one minor comment remains, you may work with Aurora Water to resolve any outstanding issues relating to the preliminary drainage report and no further technical review submittal will be necessary. Please reach out to Ashley Duncan using the contact information provided below if there are any questions regarding what is required. Please also revise your site plan drawings to remediate the 6" fire lane dip callout on sheet 8 and send the plans to Ashley and myself for a final sign off. Once that final sign off has occurred, I will be in touch to discuss the recording process. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

Projects that have gone one year without 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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner II
City of Aurora Planning Department

cc: Jennifer Carpenter, LAI Design Group
David Carpenter, Colliers Engineering and Design
Justin Andrews, ODA
Filed: K:\\$DA\2100-2199\2165-02tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Coordinate with Aurora Water to receive approval for the PDR.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No additional public comments were received during the second review phase. Since no further concerns have been raised, a neighborhood meeting is not required at this time.
- 1B. Comments received from outside referral agencies are reflective of previous reviews and no further concerns have been raised.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Farhad Sarwari / 303-739-7420 / fsarwari@auroragov.org / Comments in green)

Site Plan

- 2A. Approved, no further review comments.

3. Traffic Engineering (Jason Igo / 303-739-7420 / jigo@auroragov.org / Comments in orange)

Site Plan

- 3A. Applicant has addressed all of Traffic's comments.

4. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

- 4A. Approved, no further comments at this time.

5. Aurora Water (Ashley Duncan / 303-345-8542 / aduncan@auroragov.org / Comments in red)

Site Plan

Cover Sheet

- 5A. Advisory Note: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

- 5B. Drainage is pending approval, please reach out to resolve.

Sheet 8

- 5C. 6" fire lane dip callout is not pointing to the correct line.

6. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan & Plat

- 6A. Approved, ready to record pending the resolution of Aurora Water's comments.

7. RTD (C. Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

- 7A. No further comments have been received.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 8A. No further comments have been received.