



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

AuroraGov.org

June 24, 2024

Alex Krasnec
Saunders Commercial Development Company
86 Inverness Place N
Englewood, CO 80112

Re: Second Technical Review – Box Elder PA9 at Denali Logistics Park- Site Plan and Plat
Application Number: DA-1478-13
Case Number: 2024-6001-00; 2023-3030-00

Dear Mr. Krasnec:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. There are a few items that need to be addressed, therefore, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before July 8, 2024.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Allison Graham, DIG Studio, 1521 15th St., Denver CO 80202
Cesarina Dancy, ODA
Filed: K:\SDA\1478-13tech2.rtf



Second Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. If tenants are to be limited to one wall sign, we recommend you stipulate a maximum size. For reference, Code allows up to 80 SF per tenant for up to 5 signs.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

2. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan

- 2A. The new hydrant laterals to Buildings 2 and 3 cannot be from the proposed 24-inch water main. If new hydrants are needed on-site then a new on-site water loop will be required.

3. Land Development Services (Maurice Brooks / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 3A. Revise easement names to match the names used on the plat.
3B. A license agreement is required for the gates crossing easements. Information is available on the City's [website](#) and documents should be submitted to licenseagreement@auroragov.org.

Plat

- 3C. Verify the referenced monument records.”
3D. Add the distances and curve data of easements as noted on Sheets 6-11.
3E. Label the noted pocket easements. Confirm with Aurora Water.
3F. Address all redline comments and notations on the plat.
3G. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recordation. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
3H. Provide a Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
3I. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.