



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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*AuroraGov.org*

October 11, 2024

Cagri Gunaydin  
Iron Hammer, Inc.  
1201 East 33rd Avenue, Unit G  
Aurora, CO 80010

**Re: Technical Submission Review:** Iron Hammer Site Plan Amendment and Replat  
**Application Number:** DA 1005-30  
**Case Numbers:** 1990-6023-05 (Site Plan) and 2023-3051-00 (Replat)

Dear Cagri Gunaydin:

Thank you for your technical submission, which we started to process on September 25, 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 comments from reviewers remain, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before November 1, 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.

Once comments are addressed, the Plat will be finalized through the administrative approval process. The Planning Commission hearing for the Site Plan is scheduled for November 13, 2024. Remaining comments may be addressed through technical review while the Site Plan proceeds through public hearing.

If you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or [swasinge@auroragov.org](mailto:swasinge@auroragov.org).

Sincerely,

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

cc: Jesse Donovan, Brightlighter Engineering, Agent  
Jazmine Marte, ODA  
Filed: K:\SDA\1005-30tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Thank you for the thorough response to previous comments.
- Please see Land Development Services comments for the plat (see Item 8). This will require a resubmittal.
- Note that a License Agreement must be acquired to install gates across the fire lane easement. Please work with Real Property on that process, if it has not already begun. This will need to be completed prior to site plan recordation.

### PLANNING DEPARTMENT COMMENTS

#### 1. Zoning and Land Use Comments

- 1A. A Site Plan for a new building greater than 10,000 square feet in zoning subarea B requires review and approval by the Planning Commission (PC) through a public hearing. As noted, this item is scheduled for Wednesday, November 13, 2024, PC meeting. Staff will reach out closer to the meeting to coordinate required notices and signposting.

#### 2. Site Plan Comments

- 2A. Sheet 1: Include parcel information for both existing parcels.
- Arapahoe County shows Parcel A as parcel ID 1975-08-2-14-011 and Parcel B as parcel ID 1975-08-2-14-007
- 2B. Sheet 3-4: Thank you for the clarification of fence types and details. Please label fences on the grading and utility plans (in addition to the site and landscape plans), for clarity.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. No further comments at this time.

#### 4. Traffic Engineering (Steve Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)

- 4A. No further comments at this time.

#### 5. Fire / Life Safety (Rich Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

##### *Site Plan:*

- 5A. Sheet 7: Clear space from grade to the bottom of movable gates must not be less than 6-inches.

#### 6. Aurora Water (Chong Woo / 303-739-7490 / [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

- 6A. No further comments at this time.

#### 7. Land Development Services (Roger Nelson / 303-739-7300 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 7A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 7B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 7C. **(Advisory Comment)** Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or 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.**



- 7D. Send in a closure report for the plat exterior boundary that matches the plat per COA 2024 Subdivision Plat Checklist Item #19.d.

*Subdivision Plat:*

- 7E. Sheet 1: Revise “Land Description” to “Dedication”  
7F. Sheet 1: Revise the preamble to match lines 3 & 4 of the title.  
7G. Sheet 1: Revise the property description from “Southwesterly” to “Southeasterly”  
7H. Sheet 1: Revise the property description to include reference to existing ROW recording information  
7I. Sheet 1: Revise the property description to add a space after “NORTH”  
7J. Sheet 1: Revise property description to include reference to curve being tangent or non-tangent  
7K. Sheet 1: Vicinity Map – Label all publicly dedicated roads within ½ mile of the site exterior and expand the vicinity map to cover ½ mile from the site exterior in all directions  
7L. Sheet 1: Covenants – Add a line space after the first covenant.  
7M. Sheet 1: Covenants – Revise the Water Easement to reflect the respective recording date and reception number.  
7N. Sheet 1: Provide a 3” x 7” space in the upper right corner for Arapahoe County Clerk and Recorder to stamp the recording information.  
7O. Sheet 2: Revise “(P @ P1)” to “(P & P1)”  
7P. Sheet 2: Revise the closure report or plat to match the curve data  
7Q. Sheet 2: Confirm AM distances add to the reported totals (two instances).  
7R. Sheet 3: Label B&D’s between shown monuments.  
7S. Sheet 3: Confirm that the entire drainage easement has been released.

*Site Plan:*

- 7T. Sheet 2: Match the curve data on the subdivision plat and closure report..

**8. Xcel Energy** (Donna George / 303-571-3306 / [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com))

- 8A. Plat updates/corrections are acknowledged; no resubmittals are necessary.