



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

AuroraGov.org

November 14, 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 second technical submission, which we started to process on October 29, 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 comments remain for the plat, you will need to make another technical submission to finalize the plat.

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 26, 2024.

If you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or 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. There are no remaining comments on the site plan.
- Please see Land Development Services comments for the plat (see Item 8). This will require a resubmittal of the plat.

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 now scheduled for the Tuesday, November 26, 2024, PC meeting. Staff has provided required notices and signposting separately.

2. Site Plan Comments

- 2A. No further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan:

- 3A. No further comments at this time.

4. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

- 4A. (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.)
- 4B. (Advisory Comment) Send in the Certificate of Taxes Due 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.)
- 4C. **(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 and 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.**

Subdivision Plat:

- 4D. Sheet 1: Provide updated title work to be within 30 days of plat acceptance date and revise the date in Note #1.
- 4E. Sheet 2: Check spelling "Cemter" versus "Center."