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July 25, 2024

Geoff Solomonson  
Galloway US  
5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111

**Re: Initial Submission Review – WAL-MART AT GATEWAY PARK IV EAST – Site Plan Amendment**  
**Case Number: 2003-6014-10**

Dear Geoff,

Thank you for your initial submission, which we started to process on Thursday, July 11, 2024. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before **Thursday, August 8, 2024** (but you may still submit after this date).

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item and **email** your resubmittal to me. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at [jloma@auroragov.org](mailto:jloma@auroragov.org) or 720-346-2145. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

A handwritten signature in cursive script that reads "Josue Loma".

Josue Loma, Planner  
City of Aurora Planning Department

cc: File: K:\SMA\2003-6014-10 WAL-MART AT GATEWAY PARK IV EAST - SP AM\Rev1



## Initial Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Planning** (Josue Loma / 720-346-2145 / [jloma@auroragov.org](mailto:jloma@auroragov.org) / Comments in teal)

1A. Please note that many planning comments are related to application formatting standards for the City of Aurora (COA). Due to the Fire/Life Safety comment made, I understand that an alternative solution to limiting access to the parking lot may be required. Prior to resubmitting, please contact me to ensure that any new solution meets planning standards. For example, is updated site signage required to highlight the truck loading path to access the loading docks or prohibit access to the parking lot? Regardless, please carry forward the formatting standards for any new changes – an [example redlined and red cloud site plan](#) may be found online for your reference.

1B. Page 2, Sheet 1A: [addressed, see comment responses provided on plans](#)

- i. Please ensure that all new sheets are included in the sheet index. For all new sheets, please confirm that they are numbered to match the existing sheet index numbering to the greatest extent possible. Then, please add a red cloud and delta 8 around the new sheets as shown in the example.

1C. Page 3, Sheet 1B: [addressed, see comment responses provided on plans](#)

- i. Please retain MA project description; however, please review and ensure that the description captures the full project scope.

1D. Page 5, Sheet 2B: [addressed, see comment responses provided on plans](#)

- i. Please place all labels so that they do not obscure any other information on the site plan.
- ii. Please update the description to state the MA #.
- iii. Please clarify as sheet 2B appears to be a duplicate of sheet 2. Instead, please show the red clouds and delta 8's provided on Sheet 2B on sheet 2, then please eliminate sheet 2B. If sheet 2B is necessary, please provide more information on why the proposed improvements cannot be shown on the existing sheet?

1E. Pages 6 to 9, Sheets 3 to 6: [addressed, see comment responses provided on plans](#)

- i. Please continue to show the location of all proposed improvements on each applicable sheet.

1F. Page 16, Sheet 9: [addressed, see comment responses provided on plans](#)

- i. Please add a note that states: All landscaping within the limits of disturbance shall be preserved, relocated and/or replaced to the greatest extent feasible.
- ii. Please label the maximum height of these structures from grade to peak.
- iii. Per the sheet index, "site details" appear under sheet 7. Please renumber this current sheet to 7A and place it directly behind sheet 7.

#### **2. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

2A. Page 1, Sheet 1: [FLS consulted, per email included from Stephen K., solution as provided in plans acceptable.](#)

- i. Due to existing access restrictions to cars in the parking lot, Fire Life Safety cannot approve the use of height restriction bars. However, we are willing to work with the applicant on a different solution. Please feel free to contact me.

#### **3. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in magenta)

3A. Approved.