



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

AuroraGov.org

April 30, 2025

Carissa Shafer
Green Line Service
10500 Havana Ct Unit F
Brighton, CO 80601

Re: Third Submission Review – Prologis Park 70 EO1 - Sign Adjustment
Application Number: **DA-1396-19**
Case Numbers: **2004-6006-05**

Dear Carissa Shafer:

Thank you for your third submission, which we started to review on April 14, 2025. 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.

Staff will be contacting the applicant promptly to set up a meeting with all involved to address the comments. Once staff and the applicant come to a consensus on how to proceed, a determination will be made regarding requiring another resubmittal or moving forward to a Planning Commission date with the understanding that all comments are adequately addressed prior to the public hearing.

Please note, projects that have gone one year without a 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 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Samantha Bluhm - AGI 2820 Crusader Cir Virginia Beach, VA 23453
Rachid Rabbaa, Case Manager
Lorianne Thennes, ODA
Filed: K:\SDA\1396-19rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update your Letter of Introduction. *Not the same Letter of Introduction for each application.* (Item 2)
- Please use the full set of the approved Site Plan.
- The drawing set is no longer at 10 scale. Please correct (Item 3)
- Sign location is required to be outside of ROW (Item 4)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

- 2A. Please update your Letter of Introduction DO NOT use the same Letter of Introduction for each application. The three letters of introduction indicate the current gateway sign (E02). There should be one letter for E01, one for E02, and one for N01. The letter must be applicable and specific to each application. Each project should have its own Letter of Introduction.
- 2B. Please use the fully approved Site Plan. See the link to the site plan and you can add your sheet at the end. [Entry and Open Space Park 70 - Site Plan -.pdf](#)

3. Landscaping Issues (Kelly Bish / 954-868-0636 / kbish@auroragov.org / Comments in bright teal)

- 3A. The drawing set is no longer at 10 scale. Please correct.
- 3B. The sign needs to be drawn to scale and located on the plan sheet accurately. This is just a pdf image inserted into the plan sheet and is not an accurate drawing of the actual sign or its impact on the existing vegetation.
- 3C. Provide both a written and graphic scale.
- 3D. Add the plant sizes to this legend. Shrubs should be listed at five gallon.
- 3E. The drawing is not measuring at 1/4" = 1'

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

- 4A. Please move the sign out of the ROW. You have a note but on the plan view it's still showing in the ROW or dimension the ROW to clearly show this is out of the ROW