



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

*AuroraGov.org*

November 18, 2024

Bradley Thomas  
Pivot Energy  
1601 Wewatta St. Suite 700  
Denver, CO 80202

**Re: 3<sup>rd</sup> Technical Submission Review – Sunlight Peak Community Solar Garden – Phase II Site Plan w/Adjustment**  
Application Number: **DA-2232-01**  
Case Numbers: **2020-6016-02**

Dear Bradley Thomas,

Thank you for your third technical submission, which we started to process on November 6, 2024. We reviewed it 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 let me know. I may be reached at (303) 739-7126 or [jfettig@auroragov.org](mailto:jfettig@auroragov.org).

Sincerely,

Jeremiah Fetting, AICP  
Planner II  
City of Aurora Planning Department

cc: Erik Elliot, Westwood Professional Services  
Lorianne Thennes, ODA  
Filed: K:\\$DA\2200-2299\2232-01tech3



## *Third Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Technical comments on site plan
- Completion of easement dedications and license agreements
- Preliminary drainage letter/report approval

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No further comments were received during this review.

#### **2. Completeness and Clarity of the Application**

- 2A. Sheet 1: Remove 811 information from the top right corner.  
2B. Sheet 1: Remove the Recorder's Certificate.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Traffic Engineering** (Farhad Sarwari / 303-739-7306 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) (Comments in orange))

- 3A. Advisory Comment: The site plan will not be approved by Development Services Engineering until the preliminary drainage letter/report is approved (RSN 1783651).

#### **4. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 4A. Sheet 1: Add the following note: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 4B. Sheet 4: 23' fire lane easement turning radii: inside 29' & outside 52'.  
4C. Sheet 4: Show fire lane easement turning radii.  
4D. Sheet 5: 23' fire lane easement turning radii: inside 29' & outside 52'.  
4E. Sheet 5: Show fire lane easement turning radii.  
4F. Sheet 7: A license agreement will be needed for the alternate fire lane material. Start the process with Land Development Review Services.  
4G. Sheet 8: Updated sign and post detail.

#### **5. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 5A. Advisory Comment: Send the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) for the easement concerns and [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) for License Agreement concerns (gates crossing the



- easement).
- 5B. Sheet 3: Dedicate the easements by separate documents. Confirm the easement configuration and size with Fire/Life Safety Dept.
  - 5C. Sheet 4: Dedicate the easements by separate documents. Confirm the easement configuration and size with Fire/Life Safety Dept.
  - 5D. Sheet 5: The License Agreement is needed for the crossing of the easement with these gates.
  - 5E. Sheet 5: Dedicate the easements by separate documents. Confirm the easement configuration and size with Fire/Life Safety Dept.

**6. Land Development Services Easements** (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 6A. Advisory: All easements required by separate document must be started.