



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

AuroraGov.org

February 10, 2025

Tom Cave
3550 Chambers LLC
1618 Emerald St
Broomfield, CO 80020

Re: Fourth Submission Review: Ge'ez Canter – Site Plan, Conditional Use, and Plat
Application Number: DA-2165-02
Case Numbers: 2024-6019-00, 2024-6019-01, 2024-3024-00

Dear Tom:

Thank you for your fourth submission, which we started to process on January 17th, 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.

Since only minor issues remain, you can proceed with a technical submission. Please revise your previous work and send us a new submission on or before March 12th, 2025. 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.

The Planning & Zoning Commission hearing date for this project is set for February 26th, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner II
City of Aurora Planning Department

cc: Jennifer Carpenter, LAI Design Group
David Carpenter, Colliers Engineering and Design
Justin Andrews, ODA
Filed: K:\\$DA\2100-2199\2165-02rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Resolve Issues Relating to TIS Analysis.
- Ensure all easements are being shown and properly labeled.
- Please include directional curb ramps per civil engineering comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no additional public comments received during the second review phase. Since no further concerns have been raised, a neighborhood meeting is not required at this time.
- 1B. Comments received from outside referral agencies are reflective of previous reviews and no further concerns have been raised.

2. Zoning and Subdivision Use Comments

Site Plan

- 2A. All comments have been addressed.

3. Streets and Pedestrian Comments

- 3A. Plaza and pedestrian facilities are sufficient, no further comments at this time.

4. Landscaping Issues (Tammy Cook / 954-684-0532 / tcook@auroragov.org / Comments in bright teal)

- 4A. Approved, no further comments at this time.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Farhad Sarwari / 303-739-7420 / fsarwari@auroragov.org / Comments in green)

Site Plan

Cover Sheet

- 6A. The 4th Review Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Ready for Technical Referral, Minor comments; Ramps across the streets, Sidewalk Easement, Grading notes

Sheet 2

- 6B. The proposed sidewalk easement width shall be 0.5' beyond the edge of the sidewalk. In this case, with a 10' sidewalk and the entire sidewalk width being outside of ROW, the easement width shall be 10.5'. Snip taken from current submitted Plat.
- 6C. Please replace the indicated ramps with directional ramps and bring them to the current standards. Connect the new ramp to the existing sidewalk. Please avoid directing the pedestrians to the cross pan.
- 6D. Please remove these ramp elements (red highlights) and include the landing areas and sloped ramps (green highlight).

Sheet 7

- 6E. Double hatching. Please specify if this area is going to be asphalt or concrete.
- 6F. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.



- 6G. Please add the following note: "The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1."
- 6H. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 6I. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 6J. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 6K. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 6L. All grading notes are removed from this sheet. Please add them back.
- 6M. Please use a different hatching to differentiate these areas from "proposed asphalt". No hatching is required by COA on the buildings, but if provided, it shall be different from other hatchings that are required by COA.

Sheet 19

- 6N. Missing Text. Please include the full subdivision name.

7. Traffic Engineering (Jason Igo / 303-739-7420 / jigo@auroragov.org / Comments in orange)

Site Plan

Cover Sheet

- 7A. The roadway clear zone is not 50'. This label is confusing. Roadway clear zones for 33rd Place and 35th Avenue are 10'.
- 7B. The new roadway manual has it at 15".

Sheet 2

- 7C. Add call out. The intersection is a 3/4 intersection.
- 7D. Will need to modify the island based on TIS to restrict the WB left and through movement.

Sheet 9

- 7E. Call sight distance instead of the clear zone. (multiple Instances)

Sheet 10

- 7F. The new roadway manual has it at 15".

Traffic Impact Study

Sheet 2

- 7G. There needs to be a paragraph that states how volumes for Chambers and 32nd Ave are derived. Include that the intersection is not being analyzed but is to show more realistic information for the intersection of 33rd Place and Chambers.

Sheet 7

- 7H. AM and PM peak hours are switched.
- 7I. Background needs to include the signal at 32nd as well. The aspect that SB left at 33rd Place gets significantly better with the project is misleading and doesn't compare the actual impact that this project has on the traffic.

Sheet 52

- 7J. Please update the titles of 33rd Place. This error of calling it 35th Place is throughout all the Synchro worksheet.

Sheet 74

- 7K. Is there a NBR volume that is not calculated? There is likely more volume going east on 32nd Ave in the AM than just 144 based on the 300 WB in the PM. I got closer to 450 total vehicles going in the EB direction. This should not affect things too much.

8. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

- 8A. Approved, no further comments at this time.



9. Aurora Water (Ashley Duncan / 303-345-8542/ aduncan@auroragov.org / Comments in red)

Site Plan

Cover Sheet

9A. Advisory Note: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Sheet 8

9B. The private fire line cannot be in an easement.

10. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

Sheet 2

10A. match the plat easement name.

10B. Add the 10' Utility easement adjacent to the street R.O.W. line. (Multiple Locations)

Plat

Sheet 1

10C. Please see various text edits to the legal description and general notes.

10D. Extend the indicated line for the longer named months.

10E. match the Title Commitment.

10F. (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.)(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.)(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 the 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.

10G. Add an email address.

Sheet 2

10H. Same? (confirm measurement width).

10I. Delete extra words.

10J. Continue working on this vacation.

10K. Add the Water easement here for the hydrant.

10L. Add the 10' Utility easement adjacent to the street R.O.W. line. (Multiple locations)

Sheets 2-6

10M. Delete "Proposed" - (typ.)

10N. Add the 10' Utility easement adjacent to the street R.O.W. line. (Multiple locations)

Sheet 5

10O. Add distance here.

10P. Continue working on vacation.

11. RTD (C. Scott Woodruff/ 303-299-2943 / clayton.woodruff@rtd-denver.com)

11A. No further comments have been received.

12.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

12A. Please refer to the 2 previous submittal comments. Note that there are comment responses found on the previously linked website.