

3/01/2025

Zula Café & Lounge (Powderhorn Square)

1121 S Peoria St
Aurora, CO 80012

Planning Department, City of Aurora

15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Subject: Response to Minor Amendment Review – Powderhorn Square (Zula Lounge) – PATIO Site Plan Amendment **Case Number: 1972-6011-10.**

Dear Planning Department,

Thank you for your review and feedback regarding our Minor Amendment submission for Powderhorn Square (Zula Lounge) Patio. We have carefully addressed all comments provided by each department and have incorporated the necessary revisions into our updated Drawing A105. Below, please find our detailed responses:

PLANNING DEPARTMENT COMMENTS - 1A. Page 1 Revisions:

- Added Delta 12 to all newly included notes in the site plan document and A105.
- Updated the gross floor area in the building and data table.
- Ensured adequate parking at a ratio of 4 spaces per 1,000 SF GFA as required by code. Please refer to parking agreement on record.
- Used the most up-to-date and accurate versions of Sheet A105 and Sheet A101 is a previously approved drawing and no updates were made on this page.

LIFE SAFETY COMMENTS - 2A. Sheet A105 Revisions:

- Provided a detail on A105 displaying construction type, occupancy classification(s), and occupant load(s).
- Updated the parking layout to including Accessible Parking, Van Accessible Parking, Access Aisles, and Signage.
- Submitted a uniform Accessible Parking
- Included curb stops at both Accessible Parking Spaces.
- Illustrated the Exterior Accessible Route to a Public Way on the Site Plan using a blue arrow, red arrow for exits on the main floor access, and green arrow for basement egress/ingress as reflected on the added legend on A105.

- **Advisory Note comment:** Please note the certificate of occupancy (CO) has been issued for the restaurant interior building. Life safety inspections were conducted and approved post issuance of the (CO).

LAND DEVELOPMENT COMMENTS 3A. Sheet A105 Revisions:

- Added standard Site Plan Notes acknowledging crossings and encroachments into City easements and rights-of-way.
- Ensured that no architectural features (e.g., bay windows, fireplaces, roof overhangs, gutters, eaves, foundation elements, cantilevered walls) encroach into easements or fire lanes.
- No additional easements are needed

We appreciate the thorough review. Please find attached the revised site plan incorporating these updates. Should you require any further modifications or clarifications, please do not hesitate to contact us.

Sincerely,

Makda Alem
303-968-4969
Zula Café & Lounge

Alem Syoun
Property Owner
303-995-2367