



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

9/3/2024

Selam Yousef
2089 S Joliet St.
Aurora, Colorado 80014

Re: Initial Submission Review: DA- 2392-00 – Joliet Street ADU – Conditional Use
Application Number: DA-2392-00
Case Numbers: 2024-4020-00

Dear Ms. Yousef:

Thank you for your initial submission. We have reviewed your plans and attached our comments along with this cover letter.

Overall, only a few minor corrections and clarifications need to be addressed. While we will not require a formal resubmittal and 2nd round of review to review these changes, it is important that you address these comments with a revised submittal by 09/11/2024. Please email your submittal directly to me at jschirem@auroragov.org. Failure to address these comments will limit the case manager's ability to support your application during the public hearing before the Planning & Zoning Commission.

When the revisions are complete, please email a plan set to the case manager so they can be uploaded to the portal. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

Because these corrections are relatively minor, the estimated Planning & Zoning Commission hearing date is still set for 09/25/2024. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7468 or jschirem@aurorgov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: Cesarina Dancy, ODA
Filed: K:\\$DA\2392-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Double-check the ADU square footage
- Redraw the parking area to show the 9' by 19' parking space
- Label the alleyway and unenclosed porch areas

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please label the street to the west as an alley so that the Commission can understand the ADU is receiving its access from the alley.
- 1B. Please label both of the porch areas as unenclosed so that the Commission understands that they are not structures that should be included in the overall ADU square footage.

2. Zoning and Subdivision Use Comments

- 2A. The ADU is labeled as being 330 SF, but the dimensions of the building are 21' by 27', which would make the ADU closer to 567 square feet. Please update the ADU square footage or explain why it's listed as 330 square feet only.
- 2B. While the new pavement for the ADU parking is labeled as being 9' by 19', the parking space is not drawn to scale. The new edge of the driveway should be drawn out on the plans to show how it will be expanded to include a new 9' by 19' parking space.