



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

AuroraGov.org

April 22, 2024

Darcie Friess
West Centertech, LLC
16275 E 2nd Avenue
Aurora, CO 80011

Re: Technical Submission Review – West Centertech – Site Plan
Application Number: **DA-2356-00**
Case Numbers: **1990-6023-04**

Dear Ms. Friess:

Thank you for your technical submission. 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. As only minor technical comments remain you will not need to make another formal submission.

Your Planning and Zoning Commission hearing date is tentatively set for May 22nd, 2024. Please be aware that it is the applicant's responsibility to ensure the proper notice is provided for this Public Hearing. Please follow up with your case planner to ensure that the abutting property notices are mailed, and the notice sign is posted 10 days prior to the public hearing date. The notice sign and mailing form are to be provided by your case manager.

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 I
City of Aurora Planning Department

cc: Rob Devenney, R&R Engineers-Surveyors, Inc.
Stephen Gubrud
Justin Andrews, ODA
Filed: K:\\$DA\2356-00rev4



Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application.
- 1B. No further comments were received from outside agency organizations during this review.

2. Completeness and Clarity of the Application

Generally

- 2A. Please contact me at sgrubrud@auroragov.org or 303-739-7209 to discuss plat requirements. A separate development application must be created for an updated plat to be associated with this site plan. The plat document will need to be approved prior to final recordation of the site plan.

3. Zoning and Subdivision Comments

- 3A. Zoning comments have been resolved.

4. Streets and Pedestrian Connection Comments

- 4A. Street and pedestrian comments have been resolved.

5. Parking Comments

- 5A. Parking comments have been resolved.

6. Architectural and Urban Design Comments

- 6A. Architectural comments have been resolved.

7. Signage & Lighting Comments

- 7A. Signage comments have been resolved.

8. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgsolutions.com / Comments in bright teal)

- 8A. Landscaping comments have been resolved.

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

- 9A. Addressing comments have been resolved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org / Comments in green)

Site Plan Comments

Sheet 2

- 10A. Please remove the wall elevations.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 11A. Traffic Engineering comments have been resolved.



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

12A. Fire/ Life Safety comments have been resolved.

13. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

13A. Aurora Water comments have been resolved.

14.Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

14A. Forestry comments have been resolved.

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

15A. Easement releases have not been started, contact releaseeasements@auroragov.org for the easement concerns. Requirements for easement releases or dedications are not shown in the site plan review.