

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



4/11/2024

Matthew Erichsen
Kiowa Engineering Corp
5951 Middlefield Road
Suite 200
Littleton, CO 80123

Re: Initial Submission Review – Potomac Square – Site Plan Amendment
Case Number: 1985-6025-10

Dear Tino:

Thank you for your initial submission, which we started to process on Thursday, March 28, 2024. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission via email on or before Thursday, April 25, 2024 (but you may still submit after this date).

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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at 720-692-6775 or jhartig@auroragov.org. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Hartig".

Jamie Hartig, Planner
City of Aurora Planning Department



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Jamie Hartig / 720-692-6775 / jhartig@auroragov.org / Comments in teal)

1A. Page 1, Sheet SP1

4/15: Contacted reviewer. The City is okay with fence height. -Disregard comment

The fence height limit for the side lot in this district and for this use is 6'. The applicant may apply for a variance in order to adjust this height, otherwise please update all references and provide an updated height. You can review the fence regulations [here](#).

Updated

- Please remove date and replace with case number: 1985-6025-10.

No reduction in parking

Added

- Please update parking if any parking spaces are reduced to accommodate the new fence.
- Please add the note to convey the last MA as shown on the site plan.

1B. Page 4, Sheet L2

Added

- For any new notes added, please include a delta and red cloud to indicate this is a new note.

2. Landscape (James Shireman/ (303) 739-7295/ jschirem@auroragov.org)

2A.

No landscaping is planned to be altered or removed other than possibly trimming

- Please affirm that no landscaping will be altered or removed with the gate installation. If landscaping is to be removed, plants should be replaced at an equal or greater number and changes documented on the according landscaping sheets.

3. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

3A. Page 2, Sheet SP2

4/15: Contacted reviewer. This should not be required. -Reviewer indicated to disregard comment

The gate needs to be set back from the flow line of Potomac Street a minimum of 35' or the longest vehicle, whichever is greater. Please revise.

4. Fire / Life Safety (Steve Kirchner / (303) 739-7489 / stkirchn@auroragov.org / Comments in blue)

4A. Page 2, Sheet SP2

Added

- Please show and label location of mounted Knox box on gates using notes provided.

Added

- Please identify van accessible parking space sign(s).

Added

- Please show accessible route from building to accessible spaces and public way.

Added

- The City of Aurora requires parking spaces to be 19' in length. Please update this length on the plan.

Land Development (Maurice Brooks/ +1 (303) 739-7294 / mbrooks@auroragov.org / Comments in pink)

5A. Page 1, Sheet SP1

4/15: Contacted reviewer. There won't be any easement encroachments -Reviewer indicated to disregard comment

- If any portion of the fence crosses or encroaches into any easement, then it will need to be covered by a License Agreement. Send documents into: licenseagreement@auroragov.org