



Planning Division  
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January 30, 2023

Julie Margetich  
Covenant Group LLC  
2044 California Ave  
Corona, CA 92881

**Re: Fifth Submission Review –Buckley Yard Lot 4 - Conditional Use and Site Plan**

Application Number: **DA-2252-05**

Case Numbers: **2021-6024-08; 2021-6024-09**

Dear Mrs. Margetich:

Thank you for your fifth submission, which we started to process on Friday, January 6, 2023. 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.

The site plan has remaining comments and you will need to resubmit as a technical. The site plan will continue to be resubmitted till there are no outstanding comments. Please revise your previous work and send us a new submission on or before Monday, February 27, 2023, by 5 pm. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: David Goode - David P Goode Architecture 558 Castle Pines Pkwy Aurora, CO 80108  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Justin Andrews, ODA  
Filed: K:\SDA\2252-05rev5.rtf



## *Fifth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Comments regarding signage (Planning).
- S Quintero Drive should be changed to E. Alaska Ave. on all site plan sheets.
- Site plans are not required to be stamped (Public Works).
- Update notes, elevations, and minor site plan comments (Fire and Life Safety).
- Dedicate this sidewalk easement to a separate document (Real Property).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No citizen comments or concerns were received during the fifth review.

#### **2. Completeness and Clarity of the Application**

- 2A. Planning Manager reviewed the application ahead of PC and was able to consolidate the adjustment language. Please delete the first adjustment. Only the parking frontage adjustment is to remain.
- 2B. S Quintero Drive should be changed to: E. Alaska Ave. on all sheets.

#### **3. Signs**

- 3A. Please measure the monument sign's face itself, base to top. Also include the sign total.
- 3B. Update the data block
- 3C. Include maximum wall monument signage

PRIMARY COMMERCIAL MONUMENT



- 3D.

#### **4. Architectural and Urban Design Issues**

- 4A. No further comments.

#### **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)

- 5A. No further comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. No further comments.



**7. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 7B. Site plans are not required to be stamped.

**8. Traffic Engineering** (Sylvia Lopo / 303-339-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)

- 8A. No further comments.

**9. Utilities** (Chong Woo/ 303-739-7249/ [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

- 9A. No further comments.

**10. Fire / Life Safety** (Jeff Goorman / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / (303) 739-7464 / Comments in blue)

*Site Plan*

3 of 12

- 10A. Label FDC.
- 10B. See the site plan for the area to remove.

*Grading and Utility Plan*

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- 10C. Provide a fire service line. Label as follows: 4" Fire Line DIP (Private).
- 10D. Label FDC.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 11A. Continue working toward the completion of the proposed sidewalk easement dedications. Submit your documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

*Site Plans*

- 11B. S Quintero Drive should be changed to: E. Alaska Ave. on all sheets.