

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



September 24, 2020

Becky Siskowski  
Verizon Wireless  
25671 County Rd 15  
Johnstown, CO 80534

**Re: Initial Submission Review – The Shores Unipole Cell Facility – Major Site Plan Amendment**  
Application Number: **DA-1647-02**  
Case Numbers: **1973-6005-19**

Dear Ms. Siskowski:

Thank you for your second submission. We reviewed it 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.

Since several important issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission to start the technical review.

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)-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Kelly Harrison, Kappa Consulting  
Scott Campbell, Neighborhood Liaison  
Laura Rickhoff, ODA  
Filed: K:\\$DA\1647-02rev2



## *Initial Submission Review*

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

- Provide an amended Site Plan for the original property Site Plan (see Item 2).
- Please verify if the easement holders require a letter of permission to allow this installation (see Item 7).
- Provide the required changes to the Site Plan amended set.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments, questions, or concerns were received during this review.

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

2A. The original Site Plan set has been redlined to include generally where the proposed changes are occurring on site. This plan will be uploaded and sent with this review letter. Please further refine this amended plan to include all other requested changes on the original Site Plan as part of the amendment, including any required notes, data block changes, dimensional notes, etc.

#### **3. Parking Issues**

3A. Provide an updated parking count as part of the amended Site Plan (see 2A).

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

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 4A. The response to comments was waiting for the amended site plan and waiting to see about the existing easement holder. This amendment cannot be approved until these are finalized.
- 4B. Provide documentation that the easement holder has approved this amendment.

#### **5. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 5A. Add the following to the Site Plan Amendment. See the staff redlined plan (item 2A).
- The original site plan must reflect the proposed work. Show and label the changes to the plan.
  - Make sure to provide clouds and deltas describing the proposed changes.
  - Make sure to include any references that address requirements, such as distances from buildings and combustible construction to ensure appropriate separation distances.
  - Please include the mentioned corrections on the construction documents.
  - If any impact protection is proposed, please identify and label the impact protection that will be provided. For example: enclosure or bollards around facilities.

#### **6. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 6A. Call out the owner of wet utilities and dimension the distance between the outside of the pipe to the outside of the proposed foundation.
- 6B. Adjust to include the wet utility to the west. Include the owner and distance between the outside of the pipe and the outside of the proposed foundation.