

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



April 19, 2021

Daniel Green
Green Industrial Development Group, LLC
26100 E 68th Avenue
Denver, CO 80249

Re: Third Submission Review – JAG Logistics – Site Plan Amendment and Plat
Application Number: **DA-1903-24**
Case Numbers: **2018-6044-04; 2020-3065-00**

Dear Mr. Green:

Thank you for your recent submission, which we started to process recently. 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 some issues still remain, please make another submission *after* your decision 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.

Your estimated Administrative Decision date is tentatively scheduled for May 5th, 2021. 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 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Scott Brown-Galloway and Company Inc. 6162 S Willow Drive Suite 320 Greenwood Village CO 80111
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\1903-24rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the comment from Planning. Item 1
- See the comment redlines from Engineering regarding drainage. Item 2
- See the comment redlines from Traffic regarding sight triangles. Item 3
- See the comment/redlines from Life Safety regarding license agreements. Item 4
- See comment redlines on the Site Plan and Plat from Real Property. See Item 5

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Staff is in receipt of the Relinquishment Quit Claim and Amendment recorded on 3/4/2021. Therefore, the application can move forward for an administrative decision.

*1B. Lack of preliminary drainage approval will delay the recording of the final Site Plan and Plat mylars.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan:

*2A. Cover Sheet - The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

*2B. Comments were provided 2/3/21 and no subsequent submittal has been made.

3. Traffic Engineering (Kyle Morris / 720- / kmorris@auroragov.org / Comments in amber)

3A. FH and GM (shrubs and ornamental grasses) will not be allowed within sight triangles.

4. Fire / Life Safety (Will Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments:

4A. Unable to verify that required license agreements have been approved. Please continue to work with Public Work's - Real Property division to complete the required license agreements.

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

5A. Most of the previous comments were repeated, because those comments were not addressed. Since the boundary of the original plat was changed, a new "metes and bounds" description is needed. Send in the closure sheet for the new description. Continue working with Grace Gray (ggray@auroragov.org) on the License Agreement for the gates/fences encroachments.

5B. Address all redlines on the Site Plan and Plat.