

Planning Division
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Aurora, Colorado 80012
303.739.7250



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October 11, 2022

Chris Viscardi
KRF Idaho LLC
1509 York Street, Suite 201
Denver, CO 80206

Re: Technical Submission Review – King Soopers Fuel + Wells Fargo Drive-Thru ATM - Conditional Uses and Site Plan

Application Number: **DA-2279-00**

Case Numbers: **2021-6031-00; 2021-6031-01; 2021-6031-02**

Dear Mr. Viscardi:

Thank you for your second technical submission, which we started to process on Wednesday, August 31, 2022. We have reviewed your plans and attached our comments along with this cover letter. We do apologize for the delay in sending this out to you. 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.

Several issues remain, and another technical review will be required. You will continue to resubmit till all outstanding comments are completed. Please revise your previous work and upload the documents to the Development Review website at www.aurora4biz.org before or on Monday, October 24, 2022.

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, 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.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA
Planner I

cc: Jessica Greenough - Galloway & Company, Inc. 6162 S Willow Drive Ste 320 Greenwood Village, CO 80111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Daunte Rushton, ODA
Filed: K:\\$DA\2279-00tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Aurora Forestry cannot approve the plan until tree mitigation has been paid. You will not receive any permits until this has been paid (Forestry).
- Update grading per City of Aurora standards (Public Works).
- Make sure all dedications and agreements are completed before recordation (Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. No further comment.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

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3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham/ 303-739-7306 / jbingham@auroragov.org / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Grading Plan

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4B. Minimum 1% slope on asphalt.

4C. Minimum 2% slope in the grass swale.

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

5A. No further comments.

6. Utilities (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

6A. No further comments.

7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

7A. No further comments.

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

8A. The northern Drainage easement may need to be changed to match the dedicated easement document. See the Site Plan for comments.

8B. The easement dedications need to be started or continued with Andy Niquette at dedicationproperty@auroragov.org. Apologies if you have already begun the dedication process.

Site Plan

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8C. Is this the correct width, as shown?

8D. This doesn't match the dedicated document.

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

9A. Aurora Forestry cannot approve plan until tree mitigation has been paid.