

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



March 19, 2020

Max Hannum  
Superior Roofing, Inc.  
14700 E. 39<sup>th</sup> Avenue  
Denver, CO 80011

**Re: Third Submission Review** – Superior Roofing – Major Site Plan with Adjustment  
Application Number: **DA-2209-00**  
Case Number: **2016-6059-00**

Dear Mr. Hannum:

Thank you for your third 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 another submission. Please revise your previous work and send us a new submission on or before April 3, 2020.

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 Planning and Zoning Commission hearing date is *tentatively* set for April 22, 2020. 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.

If you have any comments or concerns, please reach out to me directly. I can be contacted at [taxt@auroragov.org](mailto:taxt@auroragov.org) or 303-739-7450. Please note that City offices are currently closed to the public, though reviews are still being processed.

Sincerely,

Tanner Axt, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: David Addor, Engineering Service Company  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2000-2999\2209-00rev3.docx



## *Third Submission Review*

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

- Doubled fencing along property lines is not permitted. (Planning)
- Resolve drainage issues. (Engineering)
- Relocate vehicle storage area. (Engineering)

### **PLANNING DEPARTMENT COMMENTS**

#### **1 Planning Comments** (Tanner Axt / 303-739-7450 / [taxt@auroragov.org](mailto:taxt@auroragov.org) / Comments in dark teal)

##### **1.A Plan Set**

- 1.A.1 Doubled fencing is not permitted along property lines. Work with property owners to replace insufficient property line fences or utilize existing property line fences that meet minimum standards.
  - 1.A.1.a If agreements with adjacent property owners cannot be made, fences must be located interior to the landscape buffers, which would place the southern boundary fence within the Phillips 66 easement, further pushing the fence into the site. Maintenance of landscaping within the landscape buffer would then become extremely difficult.
  - 1.A.1.b If agreements with adjacent property owners are made, upload documentation with your next submittal. A letter or email will suffice.
- 1.A.2 Sheet 1
  - 1.A.2.a Amend Adjustments Block as notated on the cover sheet. When these plans are recorded, any adjustments will no longer be requests.
- 1.A.3 Sheet 4
  - 1.A.3.a Amend Landscape Buffers Block and notes as noted in the plan set.

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

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

##### **2.A Plan Set**

- 2.A.1 The site plan will not be approved by public works until the preliminary drainage report is approved. Comments were provided February 12 and no subsequent submittal had been made as of 3/12/20. Please do not resubmit the site plan until the drainage issues have been resolved.

##### **2.B Sheet 1**

- 2.B.1 Add the following note: "All public improvements must be completed and accepted and a pond certificate approved prior to the commencement of business operations."

##### **2.C Sheet 2**

- 2.C.1 Ensure the easement notated on the site plan sheet matches the outcome of any drainage discussions.
- 2.C.2 The western drainage wall of the drainage basin must be moved away from the property line.
- 2.C.3 "Storage" would indicate remaining in place longer than 30 days. The letter of introduction indicated these vehicles would be moved daily. If that is the case, move and pave the "storage" area adjacent to the paved fire lane.



**3 Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

- 3.A See the red line comments on the Site Plan. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process. Dedicate the additional easements needed by separate documents. Contact Andy Niquette to start the process.

**4 XCEL Energy**

- 4.A See attached letter.

**5 Phillips 66**

- 5.A Reach out directly to Jared D. Larsen for comment. Provide a summary of correspondence with your next submission.

[Jared.D.Larsen@p66.com](mailto:Jared.D.Larsen@p66.com)

303 376-4384