



Planning Division  
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July 10, 2023

Bruce Odette  
Carpet Exchange  
2121 S Havana Street  
Aurora, CO 80012

**Re: Technical Submission Review – Carpet Exchange Redevelopment Plan - Redevelopment**  
Application Number: **DA-2323-00**  
Case Numbers: **2022 6035 00**

Dear Mr. Odette:

Thank you for your technical submission, which we started to process on Thursday, June 27, 2022. 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.

Since issues remain with Fire and Life Safety and Public Works, you will need to make another submission in the form of a technical on or before August 7, 2023. You will continue to submit in the technical format till there are no further comments. 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 changes to your documents other than those requested, be sure to 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 II

cc: Dan Horvat Horvat Architects 3210 S Birch St Denver CO 80222  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\SDA\2323 00tech2.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please let your case planner know if you would like any meeting set up with either Fire and Life Safety or Public Works. The application is very close to completion and a meeting could assist in answering any further questions.
- Small updates to the site signage (Fire and Life Safety).
- A civil revision will be required for the proposed changes. The site plan will not be approved until the civil revision is submitted. The civil revision is required to show the new striping and prove slopes are ADA compliant (Public Works).

### PLANNING DEPARTMENT COMMENTS

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

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

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

- 2A. No further comments.

#### 3. Architectural and Urban Design Issues

- 3A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

Site Plan

4 of 6

- 4A. A civil revision will be required for the proposed changes. The site plan will not be approved until the civil revision is submitted. The civil revision is required to show the new striping and prove slopes are ADA compliant.

#### 5. Utilities (Nina Khanzadeh/ 720-859-4365/ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

- 5A. No further comment.

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

Site Plan

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- 6A. Please add the graphic tow-away sign to the access parking signs. Also, please check with traffic to determine if the proposed accessible signs are acceptable. **Case planner – can confirm that traffic and signed off on the site plan review.**
- 6B. The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the sign post.

#### 7. Real Property (Andy Niquette / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

- 7A. There possibly needs to be a sidewalk easement, please contact Engineering to address this.