

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



Worth Discovering • auroragov.org

September 1, 2021

Jazzmine Clifton
Strategic Storage Partners
18435 W Colfax Ave
Golden, CO 80401

Re: 1st Technical Submission Review – Citadel on Colfax Self-Storage – Site Plan with Conditional Use
Application Number: **DA-1422-14**
Case Numbers: **2017-6017-05; 2017-6017-06**

Dear Ms. Clifton:

Thank you for your first technical 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.

Several issues remain, and another technical submission will be required. Please revise your work and resubmit your Site Plan for a second 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.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Jeff Weeder, Galloway
Cesarina Dancy, ODA
Filed: K:\SDA\1422-14tech1



1st Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No questions, comments, or concerns were received from adjacent property owners during this review.

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

Sheet 8

- 2A. Make the corrections to the plant totals as shown on the redlines.
2B. Make the corrections to the Landscape Non-Street Buffer Table as shown in the redlines.
2C. Tree quantities should be provided unless there has been an encumbrance demonstrated.
2D. There are not 1,115 shrubs, typo! There are approximately 80 shrubs, which does not meet code.
2E. As mentioned in the previous set of review comments, shrubs may not be substituted for trees in the buffer unless there is an encumbrance. See the UDO for what constitutes an encumbrance. Perennials cannot be used to meet buffer requirements and grasses may only account for 20% and should be 5-gallon.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 3A. Addressing comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 7

- 4A. The inlet called-out on the redlines is to be private as it is collecting flows from a private street. Please revise.
4B. The manhole lid is within the flow line for surface conveyance. Please relocate.

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

Generally

- 5A. Note: There are some easement issues and some License Agreement issues. See the comments on the document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Continue to work on these issues, but please note that the Site Plan cannot be approved until all the items needed for the License Agreement and easement dedication are submitted, fully reviewed and ready to record.