



Planning Division
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February 4, 2022

Greg Moss
Preferred Garages

Re: Second Submission Review – 1960 Dallas Street – Redevelopment Plan
Case Number: 2021-4017-00

Dear Mr. Moss:

Thank you for your second submission. We reviewed it and attached our comments along with this cover letter.

Since some important issues still remain, you will need to make another submission. Please include a revised set of plans and a comment response letter addressing all of the redline comments.

As always, if you have any comments or concerns, please feel free to email or email me. I may be reached at dosoba@auroragov.org or 303-739-7121.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Filed: K:\\$MA\2021-4017-00rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning Comments

Sheet 6

1A. Add material labels on the elevation plans. This can be done with either a callout or a legend.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Engineering (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

Cover Sheet

2A. The Redevelopment Plan will not be approved by Public Works until the preliminary drainage report is approved.

2B. The signature block is for civil plans and not the required signature for Site Plans.

Sheet 2

2C. Drainage information is not part of the Site Plan set, please remove.

Sheet 3

2D. Correct the overstrikes.

Sheet 4

2E. Site Plans are not stamped by the engineer, please remove.

2F. This sheet is not a drainage plan. Please relabel it to a grading plan.

3. Traffic (Steven Gomez / segomez@auroragov.org / 303-739-7336 / comments in orange)

Sheet 3

3A. Add parking stall dimensions.

3B. Add (E) Existing to the legend.

3C. Label drive aisle widths.

3D. Label the alley access.

4. Life Safety (William Polk/ wpolk@auroragov.org / 303-739-7371 / comments in blue)

Cover Sheet

4A. Remove the outdated portion per the redlines.

4B. With the introduction of these parking facilities, accessible parking shall be calculated separately for each parking facility in accordance with 2015-IBC Section 1106.1.

4C. Unable to locate existing accessible parking. Please show the location of 3 existing accessible parking spaces.