



Planning and Development Services Department  
15151 E Alameda Pkwy, 2nd Floor  
Aurora, Colorado 80012  
(303) 739-7217

Case Mgr  
Case Number  
Quarter Section  
Row ID

## MINOR AMENDMENT APPLICATION FORM

Available online at [www.auroragov.org](http://www.auroragov.org) > Departments > Planning Department > Application Forms & Instructions: **Last revised on: 01-6-2020**

### Applicant Information

Enter information for the person who will answer any questions regarding the application.

Name Miranda Mooney  
Address 1125 17th St, Suite 1400, Denver, CO 80202  
Phone 720-943-5661  
Email miranda.mooney@kimley-horn.com

### Property Owner

Enter information for the entity or person who is listed with the county as the owner of record.

Name Jim Knopka  
Address 17 E. Gay St, Suite 302  
West Chester, PA 19380  
Phone 720-943-5661  
Email miranda.mooney@kimley-horn.com

### Type of Application

- ☒ Site Plan Amendment ☐ Site Plan Extension  
☐ Redevelopment Plan ☐ Other: \_\_\_\_\_  
☐ Parking Plan

### Property Information

Address 22300 E 26th Avenue  
Existing Use Industrial Warehouse/Distribution

### Proposed Changes

\*Addition of speed cushions within the fire lane along the north frontage of the building to improve pedestrian safety.\*

### Submittal Materials

Please email the amended Site Plan to [planning@auroragov.org](mailto:planning@auroragov.org) along with this completed application and a brief letter of introduction explaining the scope of the project. You may also provide electronic copies of files with a jump drive or CD. All plans must show redline changes to scale on existing drawings obtained from the Planning Department.

- ☒ Site Plan ☐ Building Elevation(s)  
☐ Landscape Plan ☐ Detail Drawing(s)  
☐ Other: \_\_\_\_\_

**Fee Payment:** See Payment section on Page 2

### Property Owner's Signature

DocuSigned by:

*James Knopka*

Property Owner's Signature

Date

**Notice to Applicants:** Use this form to apply for Minor Amendments to existing Site Plans, for minor Redevelopment Plans where no Site Plan was originally required, for Parking Plans, and for the extension of a site plan expiration. Payment may be made with a check made out to "City of Aurora" or online payment may be made after submission. **Be sure to discuss your application with a Planning Department representative prior to submitting the application.** If you are submitting from out of state, please email the application to [planning@auroragov.org](mailto:planning@auroragov.org).

### This Section for City Use Only

Site Plan \_\_\_\_\_  
Description \_\_\_\_\_

General Location \_\_\_\_\_  
Existing Zoning \_\_\_\_\_ List all Wards \_\_\_\_\_  
Neighborhood Liaison \_\_\_\_\_

Need to be reviewed at SPA? ☐ Yes ☐ No

**Date application received** \_\_\_\_\_ by \_\_\_\_\_  
Thursday application start date \_\_\_\_\_

Amount of application fee paid ☐ \$636 (1-2 Sheets)  
☐ \$959 (3-5 Sheets) ☐ \$1653 (Filed After Construction)

### Real Property Review

- ☐ Required ☐ Not Required  
☐ No Encroachment ☐ Easement encroachment

### (See opposite side for additional referrals)

### Planning Department Action

- ☐ Approved ☐ Approved w/conditions  
☐ Denied ☐ Withdrawn ☐ Closed as Inactive  
☐ Referred to Planning Commission

**Signed: Director of Planning or Representative Date**

**Conditions/Notes**

Date File Retired \_\_\_\_\_

## Department, Community and Outside Agency Referrals for Minor Amendment Applications

<input checked="" type="checkbox"/> <b>CITY USE ONLY: CHECK ALL APPROPRIATE REFERRALS NEEDED (Applicant supplies Abutter &amp; HOA lists)</b>		
<b>CITY OF AURORA DEPARTMENT REFERRALS</b>	<input type="checkbox"/> Library/Recreation	<input type="checkbox"/> Colorado Wildlife
<input type="checkbox"/> Building Dept	<input type="checkbox"/> ODA—(name):	<input type="checkbox"/> E-470 Authority
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Original Aurora Renewal	<input type="checkbox"/> Federal Aviation Authority
<input type="checkbox"/> City Forester	<input type="checkbox"/> Police Dept	<input type="checkbox"/> Federal EPA
<input type="checkbox"/> Civil Engineering	<input type="checkbox"/> Aurora Marijuana Enforcement Division	<input type="checkbox"/> Fitzsimons Redevelopment Authority
<input type="checkbox"/> Traffic Engineering		<input type="checkbox"/> Gas Pipeline Co. (specify):
<input type="checkbox"/> Life Safety		<input type="checkbox"/> Metro District (specify):
<input type="checkbox"/> Neighborhood Liaison		<input type="checkbox"/> Public Service Co. - General Referral
 	<b>COMMUNITY REFERRALS</b>	
<input type="checkbox"/> Parks Dept	<input type="checkbox"/> Neighborhood Referrals (attach list):	<input type="checkbox"/> Public Service Co. - FDP/GDP -Tom Ashburn
<input type="checkbox"/> Plg Dept—Addressing – CD	<input type="checkbox"/> Abutting Property Owner Referrals (attach list):	<input type="checkbox"/> Regional Transportation District
<input type="checkbox"/> Plg Dept—Architecture		<input type="checkbox"/> School Dist - Aurora (28J)
<input type="checkbox"/> Plg Dept—CASE MANAGER (secondary file)		<input type="checkbox"/> School Dist - Cherry Creek (5J)
 	<b>OUTSIDE AGENCY REFERRALS</b>	
<input type="checkbox"/> Plg Dept—Comp Planning	<input type="checkbox"/> Adams County	<input type="checkbox"/> Telephone Company
<input type="checkbox"/> Plg Dept—Landscape	<input type="checkbox"/> Arapahoe County	<input type="checkbox"/> Tri-County Health
<input type="checkbox"/> Plg Dept—MASTER FILE (main file)	<input type="checkbox"/> Denver	<input type="checkbox"/> Urban Drainage
<input type="checkbox"/> Public Art Plan	<input type="checkbox"/> Douglas County	<input type="checkbox"/> Water/Sanitation District (specify):
<input type="checkbox"/> Real Property	<input type="checkbox"/> Other Counties (specify):	<input type="checkbox"/> Xcel (or applicable utility provider):
<input type="checkbox"/> Revenue (Plats Only)	<input type="checkbox"/> City of Centennial	
<input type="checkbox"/> Aurora Water	<input type="checkbox"/> Airports (specify):	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Aurora Small Business Development Center	<input type="checkbox"/> Aurora Post Office	
<input type="checkbox"/> City Council Member—Name:	<input type="checkbox"/> Cable Company	
<input type="checkbox"/> Fire Department	<input type="checkbox"/> CDOT Region 1	
<input type="checkbox"/> Golf	<input type="checkbox"/> Colorado Health Dept	
<input type="checkbox"/> IT Public Safety/Communications		

### Applicant Instructions for Minor Amendment Applications

1. Discuss your Minor Amendment application with a Planning Department representative (303.739.7217) for details on the Minor Amendment process, and to help you start your application and determine the application fee. No appointment is necessary during normal working hours. (If a Case Manager is already assigned to your case, it is advisable to call and make an appointment to meet with him or her directly.)
2. Staff will email electronic copies of your Site Plan on file in the Planning Department. Cloud the areas of change and redline the drawings to scale. New sheets may be provided if necessary; however, the original signed cover sheet must remain part of the set. These changes must correspond with the list of proposed changes shown on your application form. Applications will not be accepted without these redline changes. Additionally, please provide a letter of introduction explaining the scope of the project. If your property is an older one without a Site Plan, we will require you to submit a site survey or plot plan drawn to scale. Other materials may be required with the application.
3. **Payment:** Application fees may be made with a check or online payment. Checks may be made out to "City of Aurora". Online payment may be made at [www.aurora4biz.org](http://www.aurora4biz.org) by selecting AnyPayment, then Aurora Online Payment. Select Fee Search and find your application fee using the Invoice# listed on the invoice sent after the application has been processed on Thursday. Payment can be made on the following screen.
4. **Special Requirements for Telecom Facilities:**  
If your application involves installation of rooftop telecom facilities or changes to an existing telecom facility, you will be required to submit the additional information below as part of your application:
  - Photo simulations showing existing and proposed views of the facility from adjacent rights-of-way and/or open space.
  - Written response to the design and site selection criteria found in Section 146-3.3.5.JJ of the Unified Development Ordinance.
  - A completed Telecom Facilities Owner's Responsibility Statement form.
4. The processing cycle starts every Thursday. Please submit your application a day or two early, so staff can look it over and be sure it's complete. Incomplete applications will not be accepted. If an incomplete application is not "complete" by end of business Thursday, it will be moved to the following week processing cycle. All applications must contain a property owner's signature and be easily readable. Faxed applications are not accepted.
5. Your amendment will be reviewed by a Planning Department Case Manager, any appropriate city departments, the Current Planning Manager, and the Director of Planning. Occasionally staff may determine that your application needs to be approved by the Planning & Zoning Commission or Board of Adjustment, rather than be processed administratively. If this is required, staff will notify you promptly and help you to prepare a full Development Application.
6. If staff encounter any problems with your proposal during our review, additional information or plan revisions may be required. In certain circumstances staff may also ask you to contact abutting neighbors. If staff does not hear from you within 30 days, we reserve the right to close your application as inactive. Once it is closed, you may re-open your case at any time by submitting a new application and fee.
7. Minor Amendment applications will not be approved prior to the approval of any associated drainage letters/reports, license agreements, or easement release/dedications.
8. Your Case Manager will notify you when your application is approved, approved with conditions, denied, or referred to Planning & Zoning Commission.
9. When your application is approved, staff will update the Site Plan drawings using the redlines provided in your application.