



Planning Division
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September 16, 2020

Cory Tate
ATCO
2550 Laredo St
Aurora, CO 80011

Re: Initial Submission Review – Aurora Outdoor Storage – Minor Amendment
Case Number: 2004-6041-02

Dear Mr. Tate:

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

There are a couple outstanding issues, so this application will need another submission. Please make the corrections noted within this letter and provide a response to these comments. Once you have those documents, please email them directly to me for resubmittal. The 2nd Review will be 7 business days for your reference.

As always, if you have any comments or concerns, please give me a call or send an email. I may be reached at dosoba@auroragov.org or 303-739-7121.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Chris Brown, Front Range Concrete Works, LLC
Filed: K:\\$MA\2020 MAs\2004-6041-02\2004-6041-02rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Dan Osoba / 303-739-7121 / dosoba@auroragov.org / Comments in teal)

Sheet 1

1A. Please modify the Site Data to match the proposed building square footage.

Sheet 2

1B. Please add a note that includes details on the timing for the proposed structure. If it is temporary and will be removed in 2-3 years, please include a note stating this for reference.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Sheet 2

2A. No grading plan was submitted. Please submit a grading plan with your 2nd submission including the minimum slopes required away from the proposed building.

2B. How is pedestrian provided to the proposed building?

3. Traffic Engineering (Brianna Medema / 303-739-7336 / bmadema@auroragov.org / Comments in orange)

3A. What is the plan for the existing striping in the area with the proposed building? Removal? Replacement with something else? Please provide this information and label on the amended plan in the 2nd submission.

4. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

Sheet 2

4A. No portion of the building may encroach into the utility easement. Please revise the location.

5. Fire/Life Safety (John Van Essen / (303)-739-7489 / jvanesse@auroragov.org / Comments in blue)

Sheets 2

5A. Structures cannot encroach into fire lane easements, please revise the location.

5B. Please show on show and label the following on the revised plan: (NOTE: the public will be entering this building.) Accessible Entrance; Accessible Parking; Accessible Route from parking to building entrance; Accessible Bathroom (if a Portolet); Building Square Footage; Building Occupancy; Building Construction Type; Knox Box at front main entrance typically on Building Elevations. Note after this information is provided there might be more comments that need to be addressed.

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

Sheet 1

6A. Please modify note number 5 on the cover sheet to comply with current language.

6B. Add a note regarding architectural features and encroachments to the cover sheet. The full text for both notes can be found on the redlined plans.

6C. A portion of the building is located within the Fire Lane. Please revise the location of the building.