

Planning Division  
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Aurora, Colorado 80012  
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April 22, 2020

Max Hannum  
Superior Roofing  
14700 E 39<sup>th</sup> Avenue  
Denver, CO 80011

**Re: Fourth Submission Review:** Superior Roofing – Major Site Plan with Adjustment  
**Application Number:** DA-2209-00  
**Case Number:** 2016-6059-00

Dear Mr. Hannum:

Thank you for your fourth 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.

Several important issues remain, but we will not be requesting another submission until after your hearing with the Planning and Zoning Commission.

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.

Your Planning Commission hearing date is set for May 13. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. Site notices will be available for pickup by April 29, 2020. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

If you have any comments or concerns, please contact me. I can be reached at [taxt@auroragov.org](mailto:taxt@auroragov.org) or 303-739-7450.

Sincerely,

Tanner Axt, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: David Addor, Engineering Service Company  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\2000-2999\2209-00rev4.docx



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide final fence replacement approval letter. (Planning)
- Provide approval from Phillips 66. (Planning)
- Complete license agreements and easement dedications. (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1 Planning Comments** (Tanner Axt / 303-739-7450 / [taxt@auroragov.org](mailto:taxt@auroragov.org))

- 1.A Provide fence replacement approval from the final property owner, when available.
- 1.B Provide letter of approval from Phillips 66 regarding easement work.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2 Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

- 2.A See the red line comments on the Site Plan. Any physical features located in the drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process. Dedicate the additional easements needed by separate documents. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns and contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. The Site Plan cannot be recorded with the county until the Easements and License Agreements are complete and ready to be recorded.