



June 18, 2021

Andrew Lucio c/o Katie Tate  
Flite Banking Centers, LLC  
8955 Katy Freeway, Suite # 107  
Houston, TX 77024

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

RE: Resubmittal Cover Letter – Flite Banking ATM at Walmart at Gateway - Conditional Use and Site Plan Amendment

Application Number: DA-1174-79

Case Number(s): 2006-6014-09; 2003-6014-08

**1. Community Questions, Comments and Concerns**

1A. Referrals were sent to ten neighbors. No comments were received.

**No action required from Flite.**

**2. Completeness and Clarity of the Application (pdf comments in red)**

2A. Please number the sheets as “Sheet X of Y” on the bottom of each sheet. The type of sheet can be retained, but it is important to be clear on the sheet number and total number of sheets.

**All sheets contained within the Site Plan have been revised to include the numbering of each (i.e. “Sheet X of Y”).**

2B. Add Project Data Table to Cover Sheet.

**Project Data Table has been added to the Cover Sheet of the Site Plans.**

**3. Landscaping Issues**

Approved, no further review required but one suggestion.

Site Plan

Sheet A2.0 5 of 10

3A. Please consider adding a row of deciduous flowering shrubs in the adjacent landscape area if possible.

**Although not added to Site Plans, thank you for providing the recommendation. This will be considered based on overall cost of the project.**

**4. Addressing**

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: Parcels, Street lines, and Building footprints (if available.)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**Flite addressed this comment via email correspondence between Phil Turner (Planner II, Data Services, City of Aurora and Ariana Muca on 06/18/21 at 11:37 AM, CST) “I’m going to go ahead**

and base the address off the site plans. The address will be 3445 N Tower Rd.” – Phil Turner (Property Record was also attached.)

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 5. Civil Engineering

5A. No grading plan was submitted. Positive drainage needs to be provided around the ATM island. **A Drainage Note has been included on the Site Plans, Sheet A2.0, that states that the existing drainage pattern will be maintained.**

### 6. Traffic Engineering

See COA TIS Guidelines document. Cannot approve as shown (embedded into Site Plan). Include as a note on this plan the minimum storage per the traffic Letter. Appears storage is sufficient for peak hour of 4.7 transactions per hour during the afternoons.

**Traffic Study has been removed from Site Plans and concurrent Traffic Letter has been completed.**

Cover Sheet

6B. Key Notes need relocated to Sheet A2.0.

Site Plan

Sheet A1.12 of 10

**Key Notes has been removed from the Cover Sheet and placed on A2.0**

6C. Is this peak hour? Peak hour rates are what Traffic analysis are based on. Typically, PM peak is governing for ATMs.

Site Plan Enlargements

Sheet A2.0 5 of 10

**Traffic Letter has been completed to address.**

6D. Provide turning templates - Does outbound traffic only have right turn option? Can a vehicle make a left turn into the queuing area?

**Traffic Letter has been completed to address.**

### 7. Fire / Life Safety

7A. Approved, no further review required. **No action required from Flite.**

### 8. Water/Utilities

8A. Approved, no further review required. **No action required from Flite.**

### 9. City Forester

9A. Approved, no further review required. **No action required from Flite.**

### 10. Real Property

10A. Approved, no further review required. **No action required from Flite.**

### 11. Xcel Energy

See attached comment letter. **Flite received comment letter.**

Sincerely,

Andrew Lucio c/o Katie Tate  
Flite Banking Centers, LLC  
[alucio@fliteatm.com](mailto:alucio@fliteatm.com) [ktate@fliteatm.com](mailto:ktate@fliteatm.com)  
(832) 291-0035