

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



July 31, 2018

Brandon Peterson  
Powder River Development Services  
219 S Wooddale Avenue  
Eagle, ID 83616

**Re: Third Submission Review** – Peoria U-Storage Mini Warehouse-Site Plan Amendment  
Application Number: **DA-2117-00**  
Case Numbers: **1995-6010-07**

Dear Mr.Peterson,

Thank you for your third submission, which we started to process on Thursday, July 12, 2018. 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 and community members.

Since minor issues still remain including an outstanding drainage fee, you will need to make a technical submission on or before August 14. 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.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7266 or [bparadie@auroragov.org](mailto:bparadie@auroragov.org).

Sincerely,

Brenden Paradies, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Brandon Peterson, Powder River Development Services, 219 S Wooddale Avenue, Eagle, ID 83616  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2117-00rev3.rtf



## *Third Submission Site Plan Amendment and Plat Review*

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brenden Paradies/ [bparadie@auroragov.org](mailto:bparadie@auroragov.org)/ 303-739-7266/ PDF comment color is teal.

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

- Minor Site Plan edits needed- Planning
- Drainage Fee must be paid for-Engineering
- Dedicate any easements by separate document if needed- Real Property

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to 7 adjacent property owners and outside referral agencies. No additional comments have been submitted or received.

#### **2. Completeness and Clarity of the Application**

2A. In the Scope of Work on sheet S-1, please make sure the blurb says wood fence where chain link fencing is referenced.

2B. On Site Plan sheet 2, please include the delta triangle symbol with the number 17 included in the triangle to keep track of the amendments happening to the site plan set. Make sure the delta is also shown in the list of the changes made on Sheet 2 and include the date of the change.

2C. On the Site Plan Cover Page, please add the conditions of approval that were made at Planning Commission:

1. Lower "Ice bridge" below the fence line or install underground.
2. Provide a 9 ft. wood fence around the perimeter to screen equipment from the adjacent Sand Creek Greenway.
3. Paint the supporting pole brown or green to blend with the adjacent Sand Creek Greenway.

2D. Revise the Site Plan pages to make sure the ice bridge is below the fence line, the chainlink fence is replaced with a 9 ft. wood fence, and the color of the pole is changed from gray to brown or green.

2E. Remove the ash trees from the landscaping sheet and replace with a different plant material that is compatible with the site and consistent to the other landscaping on-site.

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

#### **3. Civil Engineering**

Comments by Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) or (303) 739-7306. Please see the Red Line ( Green ) comments.

3A. The site plan amendment will not be approved by Public Works until the drainage letter is approved. It appears the drainage letter was submitted July 10, but the review fee has not been paid. Review will not begin until the invoice is paid. Please see attached for the invoice that can be paid online at [aurora4biz.org/AnyPayment/](http://aurora4biz.org/AnyPayment/).

#### **4. Life Safety and Building Division**

Comments by (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org)) See blue comments

4A. Approved. No further comments.



## 5. Real Property

Comments by: Darren Akrie, [dakrie@auroragov.org](mailto:dakrie@auroragov.org), 303-739-7331. Maurice Brooks, [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org), 303-739-7292. Andy Niquette, [aniquett@auroragov.org](mailto:aniquett@auroragov.org), 303-739-7325

5A. Per the last review, if there are any public easement dedications, then submit (dedicate) those by separate documents. Coordinate with Andy Niquette directly to complete this process if necessary.

5B. Easement and R.O.W. Dedication: All easements and additional rights of way shown on the site plan will have to be dedicated by separate document. Contact Andy Niquette in Real Property at 303-739-7300 for submittal requirements. Once Andy has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan will not be recorded until these documents are complete and ready to record. Andy needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

5C. License Agreement: The items identified on your site plan that are encroaching within easements dedicated to the City will have to be covered with a license agreement, please Contact Grace Gray in Real Property at 303-739-7300 or [ggray@auroragov.org](mailto:ggray@auroragov.org) for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.