

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



June 19, 2020

Chris Strawn  
Ware Malcomb  
990 S Broadway, Suite 230  
Denver, CO 80209

**Re: 2<sup>nd</sup> Technical Corrections Review:** Project Peak Contextual Site Plan and Plat  
**Application Number:** DA-1127-34  
**Case Numbers:** 2018-6020-00; 2019-3019-00

Dear Mr. Strawn:

Thank you for your second technical submission, which we received on June 8, 2020. We reviewed it and attached our comments along with this cover letter.

Since some issues still remain, you will need to make another technical submission. Please revise your previous work and send us a new submission at your convenience.

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 list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7251 or rloomis@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Loomis".

Ryan Loomis, Senior Planner  
City of Aurora Planning Department

cc: Rob Kiester, Ware Malcomb, 1600 Champa Street, Suite 350, Denver, CO 80202  
Jacob Cox, ODA  
Filed: K:\\$DA\1100-1199\1127-34tech2.rtf



## *Second Technical Corrections Review*

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

- ✓ Please remove the AutoCAD SHX text items.
- ✓ Provide gating details and appropriately label Fire Lane, Access & Utility Easements.
- ✓ Please ensure all easement names match the plat.

#### **1. Planning Comments** (Ryan Loomis / 303-739-7220 / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / Comments in teal)

1A. Please remove the AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.

1B. Fix date on signature block to reflect 2020 or leave the year blank if preferred.

#### **2. Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

2A. Fire Life Safety Comments were not addressed from the Previous Review

CSP Sheet 2:

2B. Please add Gating Details in the Site Plan. (1) for the (2) 26' Automatic Gates and one for the (2) 13' Automatic Swinging Gates. This is the third request for this item.

2C. Please add the following Notes to the Details: 1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner. 2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call them at 303-739-7300.

CSP Sheet 3:

2D. Please add Gating Details in the Site Plan. One for the (2) 26' Automatic Gates and one for the (2) 13' Automatic Swinging Gates. This is the third request for this item.

#### **3. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in pink)

Redlines to CSP Sheet 3

3A. Please note that some of these easement names do not match the plat name of the same easements. Please match the plat names for the easements. See same comment on Sheets 4 thru 21.

3B. Begin highlighted R.O.W. dedication by separate document. See same comment on Sheet 4.

3C. License Agreements are needed for the gate encroachments into the easements. Contact Grace Gray to start the License processes.

3D. 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. See same comment on Sheets 7, 10 and 11.

Redlines to CSP Sheet 4

3E. Dedicate shown easements with Andy Niquette. See same comment on Sheet 7.

Redlines to CSP Sheet 5

3F. Begin this License process for the shown gate/fence. See same comment on Sheet 7.

3G. Show the easement line as indicated to match the plat. See also Sheet 15.

Redlines to CSP Sheet 6

3H. Ensure all highlighted easements shown on CSP match the plat. See same comment on other Sheets.

Redlines to CSP Sheet 8

3I. Please add the name of area shown.

3J. Delete "temporary" in area shown.



Redlines to CSP Sheet 9.

3K. A License Agreement is needed for the handrail encroachment and fence encroachments.