

WARE MALCOMB

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July 15, 2020

Deborah Bickmire
City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

RE: 21250 E 36th Drive (EDN 215032) Aurora Business Center Subdivision Filing No. 22

Ms. Bickmire,

We are pleased to submit the Site Plan Minor Amendment Application Package for Aurora Business Center Subdivision Filing No. 22, to accompany approved EDN #215032. The project's proposed improvements are within the existing 16.1 Acre property, located in the Majestic Commercenter Development. Proposed improvements include additional 39 parking spaces, including two accessible, on the northeast side of the existing building, new building entrance and sidewalk, and a drive-up door on the southwest side of the existing building.

The amended site plan shall consist of +/- 260,560 SF of total landscaping, +/- 178,243 SF of total hard surface, 90 total parking spaces, 6 accessible parking, and 12 loading spaces.

The amendment to plans will require the release and realignment of an existing 24-ft Fire Lane Easement. The easement will be release then realigned per the existing alignment of the asphalt driveway. We will coordinate directly with Real Property for this process.

Our project team for this site plan application is as follows:

	Name	Address	Phone #	Contact
Civil Engineer	Ware Malcomb	900 S. Broadway, Suite 320, Denver, CO 80209	303-689-1526	Erik Morse
Architect	Ware Malcomb	900 S. Broadway, Suite 320, Denver, CO 80209	303-689-1508	Rob Kiester

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (303) 689-1526.

Sincerely,

Ware Malcomb



Erik A. Morse
Project Manager

