

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

July 15, 2020

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

## RE: 21250 E 36<sup>th</sup> 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 submittal will be the 4<sup>th</sup> Minor Amendment to EDN 215032. The updated sheets will include the Cover, Site Plan, Grading Plan, Landscaping Plan, and Elevation Plan. Provided below is the revised Site Data Block provided on the Cover sheet.

SITE DATA:	
LAND AREA WITHIN PROPERTY LINES	16.1 ACRES GROSS
FLOOR AREA (PER 41-16 CITY CODE)	262,500 SF
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	37 FT
TOTAL BUILDING COVERAGE	37.4% 262,500 SF
HARD SURFACE AREA	25.4% 178,243 SF
LANDSCAPE AREA	37.1% 260,560 SF
PRESENT ZONING CLASSIFICATION	I-1
PROPOSED USES	MANUFACTURING AND STORAGE
PERMITTED SIGN AREA	275 SF
PROPOSED SIGN AREA	274 SF (2 LOCATIONS, 137 SF EA)
TYPE OF SIGNS	WALL
PARKING SPACES REQUIRED	21
PARKING SPACES PROVIDED	90
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	6
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	12
VAN ACCESSIBLE SPACES REQUIRED = 1	
VAN ACCESSIBLE SPACES PROVIDED = 1	

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 (1 Van), and 12 loading spaces.

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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. The Easement Release and Dedication Applications have been emailed to City of Aurora, Real Property.

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

	<b>Name</b>	<b>Address</b>	<b>Phone #</b>	<b>Contact</b>
<b>Civil Engineer</b>	Ware Malcomb	900 S. Broadway, Suite 320, Denver, CO 80209	303-689-1526	Erik Morse
<b>Architect</b>	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

# EXHIBIT A

SHEET 1 OF 2

## LEGAL DESCRIPTION:

A PORTION OF A TWENTY FOUR FOOT FIRE LANE EASEMENT IN LOT 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 22, DESCRIBED AT RECEPTION NUMBER C0950775 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH CORNER OF SAID LOT 1 AND CONSIDERING THE NORTHEAST LINE OF SAID LOT 1 TO BEAR SOUTH 32°09'32" EAST, BEING MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 09°57'13" EAST, A DISTANCE OF 204.18 FEET TO A POINT ON THE NORTH LINE OF SAID FIRE LANE EASEMENT AND THE **POINT OF BEGINNING**;

THENCE SOUTH 40°04'43" EAST ALONG SAID NORTH LINE, A DISTANCE OF 352.94 FEET TO A TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID NORTH LINE AND SAID CURVE HAVING A CENTRAL ANGLE OF 07°55'03", A RADIUS OF 162.00 FEET, AN ARC LENGTH OF 22.39 FEET AND A CHORD THAT BEARS SOUTH 36°07'11" EAST, A DISTANCE OF 22.37 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 32°09'32" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 271.76 FEET;

THENCE SOUTH 57°47'10" WEST, A DISTANCE OF 24.00 FEET TO THE SOUTH LINE OF SAID FIRE LANE EASEMENT;

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THENCE NORTH 40°04'43" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 353.71 FEET;

THENCE NORTH 51°45'42" EAST, A DISTANCE OF 24.01 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 15,500 SQUARE FEET, OR 0.356 ACRES, MORE OR LESS.

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By: KEB

Scale: NA

R.O.W. File No.

Ck'd By: JCS

Date: 09/21/20

Job No. DEN19-0096

# EXHIBIT A

SHEET 2 OF 2

## LEGAL DESCRIPTION CONTINUED:

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.



JUSTIN C. SCHEITLER, P.L.S. 38430  
FOR AND ON BEHALF OF WARE MALCOMB  
900 SOUTH BROADWAY, SUITE 320  
DENVER, COLORADO 80209  
P 303. 561.3333

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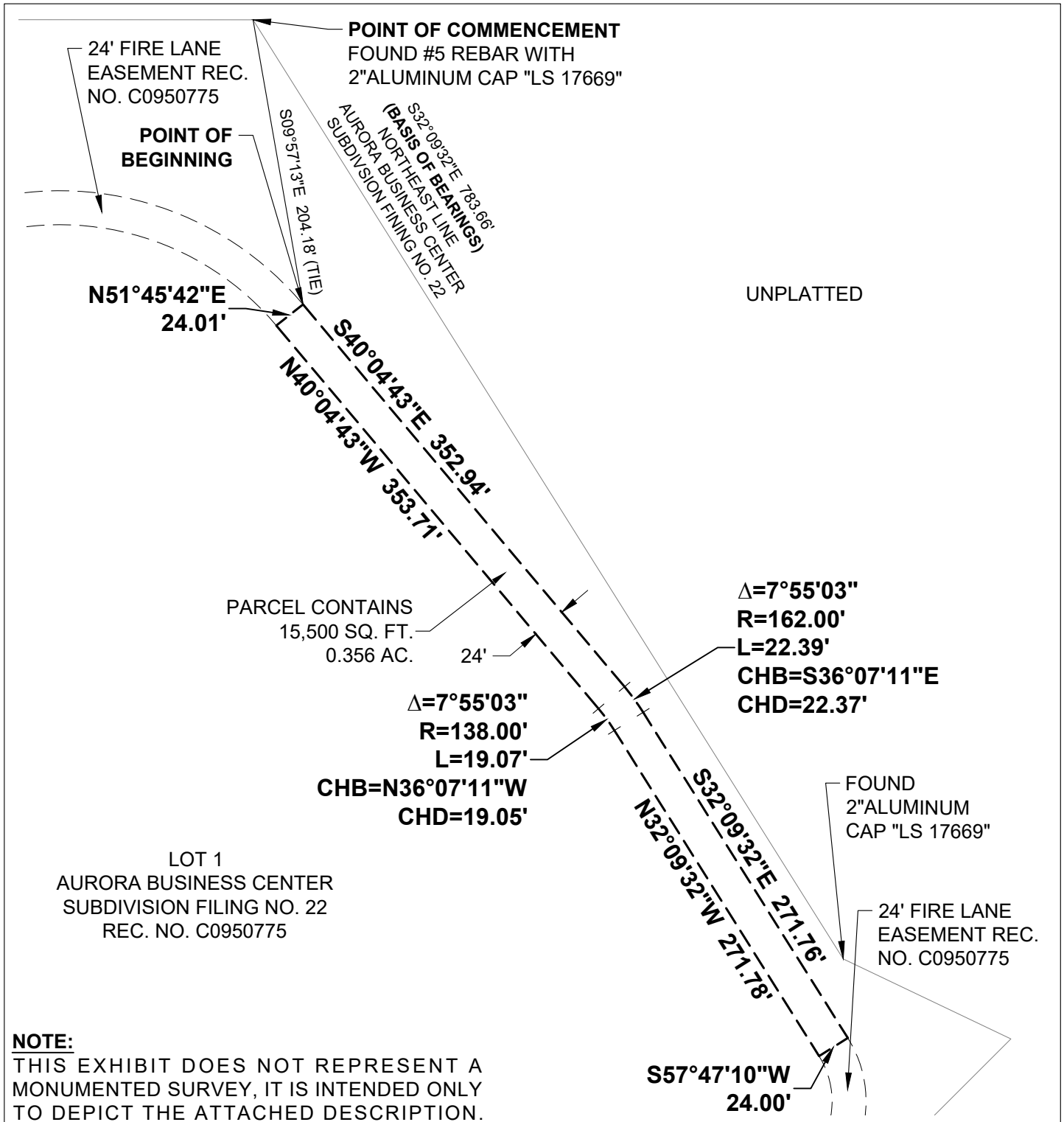
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## **Application Form**

**For Easement Release**

**This is the application only.**

1. What is the purpose for requesting release of the easement? (Check all that apply)

☐ We are proposing a new structure in the easement.

☐ The easement is no longer needed.

☒ The easement configuration is being changed.

2. What is the size and type of easement that is to be released?  
(i.e. 6' gas easement, 4' utility easement, 23' fire lane, etc.)

**24' FIRE LANE EASEMENT**

3. What is the legal description of the property where the easement exists? (i.e. lot number, block number, subdivision plat name and filing number) This information may be obtained from a copy of the subdivision plat or deed for the property.

**LOT 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO 22**

4. What is the street address of the property? (#, Street, City, State, Zip)

**21250 E. 36TH DRIVE, AURORA, CO 80011**

5. What is the name(s) of the property owner(s)? Names given should be as they appear on the deed (i.e. Mary A. Jones and Robert Lou Jones; ABC Inc., a **Colorado corporation**; Joe's Restaurant, a **Colorado limited liability company**, etc.)

**Thomson Logistics Assets LLC, a Delaware limited liability company**

If a corporation, what is the State of incorporation? \_\_\_\_\_

6. If the property owner does not live at the address where the improvement is being located, what is the property owner's address?

**c/o Mapletree US Management LLC, 5 Bryant Park, 28th Floor, New York, New York 10018**

7. What is the proposed encroachment? (if any)  
(i.e. porch, deck, overhang, garage, house, etc.)

**NONE**

8. What is the contact person's name for this project?

**ERIK MORSE** Phone No. **303-689-1526**

Email: **emorse@waremalcomb.com**

**APPROVALS** (\*owner must obtain signatures from these entities, facsimile signatures are acceptable)

On behalf of the company listed below, I hereby agree to the release of the above-defined easement. If denied, put the word "denied" on the signature line.

**\*Public Service Company (aka Xcel)**

Underground Electric Division

By: \_\_\_\_\_

\_\_\_\_\_  
Date

Overhead Electric Division

By: \_\_\_\_\_

\_\_\_\_\_  
Date

Gas Division

By: \_\_\_\_\_

\_\_\_\_\_  
Date

**\*CenturyLink**

By: \_\_\_\_\_

\_\_\_\_\_  
Date

**\*Comcast**

By: \_\_\_\_\_

\_\_\_\_\_  
Date

**Easement type and Legal Description 24' FIRE LANE EASEMENT**

**LOT 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO 22**

(Lot, Block, Tract, Subdivision Filing No. or ¼ Section No., Township and Range)

**City of Aurora** departments will review the easement application. These may include any or all of the following:

Real Property, Engineering, Traffic, Life Safety, Legal, Water

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**OWNER'S AGREEMENT**

As owner of the property described herein: I hereby agree, as partial consideration for an easement release, to fully indemnify said utility agencies and pay for any relocation of any utility service necessitated by this application, if said utility services exist within this parcel of land.

By: Richard Prokup  
(Must be owner of the property)

Email address: Richard.Prokup@mapletree.com.sg

Return this application form, legal description and illustration, ownership information sheet, and **\$143.00** fee to:

City of Aurora  
Real Property Services  
Public Works Department  
15151 E. Alameda Parkway, Suite 3200  
Aurora, CO 80012-1555

## **OWNERSHIP INFORMATION SHEET**

**This sheet is necessary for all submittals.** Complete this page and submit to Real Property Services with each separate owner.

The City Attorney may require proof of signatories' authority to sign the document.

If Real Property is unable to verify the information given below, additional ownership information may be required from the owner such as a current title commitment or title policy.

Information provided must be accurate or delays may occur in the processing of your document.

-----  
Property Description (i.e., Lot, Block, Subdivision plat name and filing number, or metes and bounds description. Attach separate sheet if necessary.)

**LOT 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 22**

Owner Name(s): (should appear exactly as given on deed by which property was acquired by owner)

**Thomson Logistics Assets LLC**

Owner's Address:

**c/o Mapletree US Management LLC, 5 Bryant Park, 28th Floor, New York, New York 10018**

Is there a mortgage or Deed of Trust?

☒ Yes, a Subordination statement will be submitted.

☐ No, an Affidavit of no mortgage will be submitted.

Type of business (if applicable): (i.e., corporation, partnership, limited liability co., etc.)

**a Delaware limited liability company**

State of incorporation or registration (if applicable):

Contact Person:

Name **Mark Smith** Phone # **708.870.2157**

Email: **Mark.Smith@mapletree.com.sg**



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SHEET 1 OF 2

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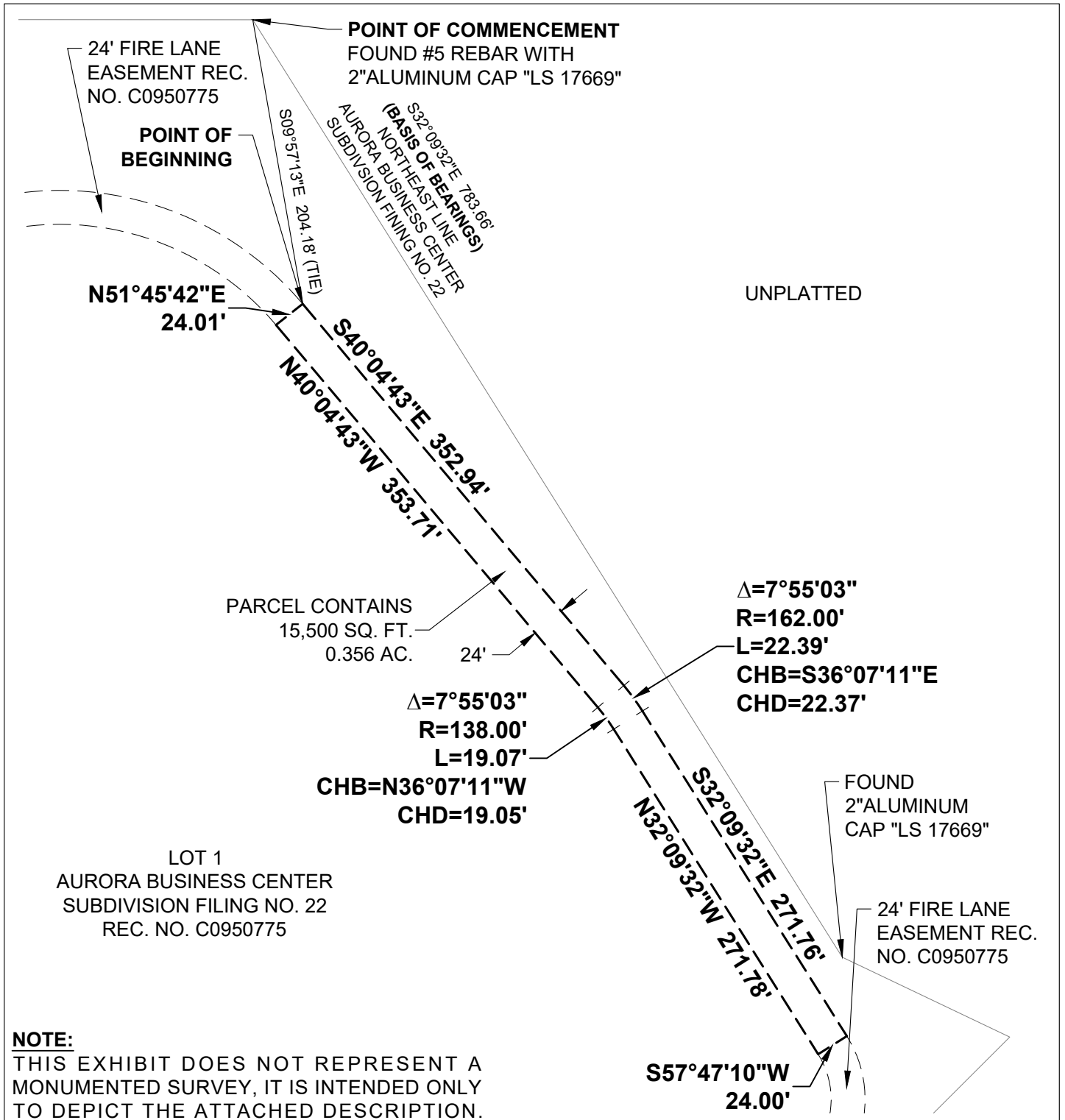
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