



City of Aurora Comment Response

August 11, 2020

Verizon Site: Den Kenton
City of Aurora Planning & Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

This Comments Response Letter is being written to address the comments made by the City of Aurora Planning & Development Services dated July 24, 2020

In response to comments made by Dan Osoba of Planning Services:

Comment Number 3C

Please modify the zoning designation on the cover sheet to MU-C.

The Zoning Designation on Sheet T1.0 has been updated.

Comment Number 3D

Update the surrounding zoning to MU-C instead of Commercial.

The surrounding zoning has been called out of MU-C

Comment Number 4A

Provide an updated parking count as part of the amended Site Plan.

Updated parking count has been added to sheet A1.0

Comment Number 5A

The fence that screens the lease area must be as tall or taller than the material it is screening. It appears some equipment is taller than the fence, please revise. The maximum height of fences in this district 9-feet.

The fence height has been updated to 8'-0" and screens all equipment within.

Comment Number 5B

Wooden fencing must have a top rail; "dog-ear" style wooden fences are not permitted.

All new fences have a top rail and no "Dog-Ear" style is proposed in the drawings.

Comment Number 5C

The fence pickets "finished side" must face outward towards the parking lot. Please revise Note 2 on sheet A3.0.

The note on sheet A3.0 has been revised.



In response to comments made by Phil Turner of Addressing:

Comment Number 6A

Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum...

All the required information is provided in the Survey.

In response to comments made by Kristin Tanabe of Civil Engineering:

Comment Number 7A

Please provide an amended Site Plan from the original that shows the location of this proposed pole. There are several easements in the area.

Waiting on amended site plan, all existing easements have been added to the drawings

Comment Number 7B

Please verify if the easement holders require a letter of permission to allow this installation.

Waiting to hear if they do

In response to comments made by Will Polk of Fire / Life Safety:

Comment Number 8A

Include references to measurements on both the zoning drawings and amended Site Plan that include distances away from the building and combustible construction to ensure appropriate separation distances.

Measurements have been added to the Zoning Drawings. waiting on amended site plan

Comment Number 8B

If any impact protection is proposed, please identify, and label the impact protection that will be provided (i.e. bollards or enclosures).

All bollards and enclosures have been called out in the drawings

In response to comments made by Steve Dekoskie of Aurora Water:

Comment Number 9A

The foundation for the pole must be a minimum of 5-feet from the private fire line (measured edge to edge).

The foundation of the pole is 17'-4" away from the private fire line.

In response to comments made by Andy Niquette of Real Property:

Comment Number 10A

There is a potential encroachment into the Fire Lane. Please update the plans and amended Site Plan to correctly show the Fire Lane easement. A License Agreement may be needed if the fence does encroach.

Lease area and site have been updated to no longer encroach on the existing fire-lane



In response to comments made by Donna George of Xcel Energy:

Comment Number 1

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a (possible) conflict with the above captioned project. Please note that natural gas distribution main pipelines must be a minimum of 5-feet from any structure, and the pole foundation may be within this distance from the existing facilities in this area...

The pole foundation is 9'-1" away from the existing gas line as illustrated on sheet A2.1.

END

**Micah DeHaan
CSAi**