



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

Worth Discovering • [auroragov.org](http://auroragov.org)

September 18, 2019

Megan Turner  
United Properties  
1331 17th Street, Suite 604  
Denver, CO 80202

**Re: Initial Submission Review - 3800 Tower Road – Minor Amendment**  
Case Number: 2017-6033-01

Dear Ms. Turner:

Thank you for your initial submission, which we started to process on August 28, 2019. We have reviewed the plans and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 27, 2019.

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. I may be reached at 303-739-7857.  
Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

cc: Jan Davis, Ware Malcomb, 1600 Champa St, Ste 350 Denver, CO 80202  
Susan Barkman, Neighborhood Services  
Cesarina Dancy, ODA  
Dan Money, Assistant City Attorney  
Filed: K:\\$MA\2016-6033-00rev1.rtf



## *First Submission Review*

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

- Encroachment into Fire Lane Easement (Planning and Public Works)
- Fence across public access easements (Real Property, Life/Safety and Planning)
- Gate details (Life Safety and Planning)
- Inconsistent plant counts (Landscape)
- Update the license agreement (Real Property and Water)
- Initiate the easement release process (Real Property)
- Level of Service and gating/access (Traffic)

### **PLANNING DEPARTMENT COMMENTS**

Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal

#### **1. Planning Comments**

- 1A. Revise the hard surface and landscape coverage calculations for Lots 4 and 5 to reflect the additional paved areas and removal of landscape islands.
- 1B. Identify the two difference fence types with two different symbols. Add the symbols, as well as a column symbol, to the legend. Label the section of fence that is trimmed up to allow for drainage.
- 1C. As noted by Life/Safety, public access easements cannot be restricted. The public access was dedicated by the plat, and the easement must be released.
- 1D. Add the typical dimensions for the trailer parking on the east side of Lot 4.
- 1E. Include detail(s) for all proposed gates.
- 1F. Show the patio dimensions.
- 1G. Identify what masonry product will be use for the fence columns.
- 1H. Not all sheets identified in the Sheet Index were included. Please upload the entire plan set next time.
- 1I. See redlines for all comments.

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

#### **2. Public Works Engineering** (Kristin Tanabe / 303-739-7512 / Comments in green)

- 2A. How will trucks enter on 38<sup>th</sup> Avenue without blocking traffic on the public street? Additional information regarding site circulation will be helpful.
- 2B. Clarify trailer parking dimensions. Parking is not permitted in the Fire Lane Easement.
- 2C. Provide a locked and unlocked drainage letter for our records.

#### **3. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

- 3A. Level of Service at Access A is below City's standards with the proposed gating /limiting traffic flow. Please see redline comments regarding Level of Service as it relates to City of Aurora standards.
- 3B. Remove/relocate the gating to allow vehicles from the retail/C store to be able to use Access D. Consider relocating the gate to the North to maintain the cross access and still allow a portion of the truck area to be non-public and secure.
- 3C. Previous Traffic Impact Study identified Access A potential for prohibiting future the left out, which would compound the issues with no viable travel alternatives. Previous suggestions that may have mitigated this involved including two (2) outbound lanes, which was not selected.
- 3D. Please see all redline comments.

**4. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

4A. An Addendum to the Master License agreement shall be required for the new encroachments (fences and gates) within the Utility easement, Fire Lane Easement and Public Access Easement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to initiate the process.

4B. The public access easement must be released if the proposed gates and fences are approved. The process takes 6-8 weeks to complete. Please contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org) to initiate the process.

4C. Remove reference to the slope easement since it has now been released.

**5. Life/Safety** (Will Polk / 303-739-37371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

5A. Add an additional note to Sheet 1. Language is provided on redlines.

5B. Sheets 3, 5, 7, 10 and 22

- Please relabel proposed gating system to match utility sheet gate labels, " 25' AUTOMATIC SLIDING GATE W/APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.
- Public access cannot be restricted. Please revise the easements by removing the public access.
- Please provide a gate detail and elevation. Advisory Note: There must be a 6" clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.
- 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.
- Make sure gates are labeled on all sheets.

**6. Landscape** (W. David Barrett / 303-739-4133 / [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org))

6A. The proposed landscape plan matches the existing landscape plan exactly except the table on Sheet 16 has been changed. If there are changes to the plants, it needs to be shown on the plans in clouded areas. If there are no changes, the plant list table needs to match the existing landscape plan. Revise the plans to where everything matches or show what changes are being made.

**7. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

7A. Aurora Water needs 24/7 access to the water main behind the security fence. Add a note or comment addressing this issue.

7B. A license agreement is required when the security fence is installed within the utility easement.