



Planning Division
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June 14, 2022

Skip Bailey
Majestic Realty Co
20100 E 32nd Pkwy Ste. 150
Aurora, CO 80011

Re: Technical Submission Review – Majestic Commercenter Phase 2 – Site Plan Amendment
Application Number: **DA-1127-40**
Case Numbers: **1997-6060-06**

Dear Skip Bailey:

Thank you for your third submission, which we started to process on May 31st, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several technical issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 27th, 2022.

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 let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Brian Holmes, Ware Malcomb
Scott Campbell, Community Engagement Coordinator
Laura Rickhoff, ODA
Filed: K:\\$DA\1100-1199\1127-40tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are a number of outstanding license agreement and easement issues.
- The site plan will not be approved by public works until the preliminary drainage report is approved.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no more community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal)

2A. There were no completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues on this review for Planning.

5. Parking Issues (Comments in teal)

5A. There are no parking comments from Planning in this review.

6. Architectural and Urban Design Issues (Comments in teal)

6A. There were no architectural issues identified on this review.

7. Signage Issues (Comments in teal)

7A. There were no comments related to signage on this review.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

8A. There were no comments from Landscaping on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2]

9B. Label the ramp as to be updated.

9C. Provide the sidewalk expansion along the entire frontage.

10. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

10A. There were no comments from Traffic Engineering on this review.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

[Site Plan Page 2]

11A. Please continue to work with Real Property to establish the necessary license agreements and labeling of said easements.

12. Aurora Water (Chong Woo / 303-739-7249 / cwoo@auroragov.org / Comments in red)

[Site Plan Page 2]

12A. As per previous comments, water line and hydrant is required to be in a utility easement.



[Site Plan Page 3]

12B. Delete the identified notes.

[Site Plan Page 4]

12C. As per previous comments, water line and hydrant is required to be in a utility easement.

13. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

[Site Plan Overall]

13A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

[Site Plan Page 2]

13B. Add: vacated by separate document. Typical.

13C. Label easement.

13D. License agreement for fence & Gate in easement.

13E. Pocket easement for Hydrant?

13F. Cover this fence & gate with a license agreement for the encroachment into the new U.E. easement.

[Site Plan Page 9]

13G. There is a question on this label.