

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

June 21, 2022

Erik Gates
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: Technical Submission Review – Majestic Commercenter Phase 2 – Site Plan Amendment

Application Number: DA-1127-40

Case Number: 1997-6060-06

Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.

I. 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.

II. 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]

Response: Preliminary Drainage Report has been approved for this project.

9B. Label the ramp as to be updated.

Response: Label for ramps to be updated added to plan sheet.

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

Response: Sidewalk extended across 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.

Response: Work with real property will continue until license agreements are approved.

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]

Response: Pocket utility easement has been added around the hydrant.

12B. Delete the identified notes. [Site Plan Page 4]

Response: Identified notes deleted.

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

Response: Pocket utility easement has been added around the hydrant.

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1. 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]

Response: We will continue to work with Grace Gray to get License agreements approved. There are easement vacations and dedications in progress. Once those are complete, the necessary license agreements will be completed.

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

Response: Label updated per comment.

13C. Label easement.

Response: Easement label added for utility easement.

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

Response: We will continue to work with Grace Gray to get License agreements approved. There are easement vacations and dedications in progress. Once those are complete, the necessary license agreements will be completed.

13E. Pocket easement for Hydrant?

Response: Pocket utility easement has been added around the hydrant.

13F. Cover this fence & gate with a license agreement for the encroachment into the new U.E. easement. [Site Plan Page 9]

Response: We will continue to work with Grace Gray to get License agreements approved. There are easement vacations and dedications in progress. Once those are complete, the necessary license agreements will be completed.

13G. There is a question on this label.

Response: Label removed from landscape plans.