

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



July 25, 2022

Skip Bailey  
Majestic Realty Co  
20100 E 32<sup>nd</sup> 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 technical submission, which we started to process on July 7<sup>th</sup>, 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 August 8<sup>th</sup>, 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](mailto:egates@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

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\1127-40tech2



## *Technical Submission Review*

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

- Continue to work with Real Property on License Agreements.
- Minor corrections requested on the site plan.

### **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](mailto: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](mailto:jbingham@auroragov.org) / Comments in green)**

9A. Civil Engineering review approved; no more referrals needed.

[Site Plan Page 2]

9B. The hatch is covering the existing linework, please revise for both streets.

9C. Shown as 35.xx' on civils. Revise to match.

#### **10. Traffic Engineering (Kyle Morris / 720-587-2668 / [kdmorris@auroragov.org](mailto: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](mailto:tcavines@auroragov.org) / Comments in blue)**

11A. There were no more comments from Fire/Life Safety on this review. Please continue to work with Real Property to establish the necessary license agreements.

#### **12. Aurora Water (Chong Woo / 303-739-7249 / [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)**

12A. There were no more comments from Aurora Water on this review.

#### **13. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

[Site Plan Overall]



13A. The easements need to be released and the utility easement dedicated; the License Agreement processes need to be concluded. Go to this link for the Real Property web page document links:  
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313> .

[Site Plan Page 2]

13B. If this easement is not released, then the fence crossing this area will need to be covered by a License Agreement.  
[3 instances]

13C. Show the existing guard shack in this location.

13D. The fence/gate here needs to be covered by a License Agreement. [2 instances]