

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



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June 10, 2021

Skip Bailey  
Majestic Realty Co  
20100 E 32nd Parkway, Suite 150  
Aurora, CO 80011

**Re: Fifth Submission Review - Majestic Commercenter Building 16 - Site Plan and Final Plat**  
**Application Number:** DA-1127-37  
**Case Numbers:** 2020-6050-00; 2020-3047-00

Dear Mr. Bailey:

Thank you for your fifth submission, which we started to process on May 26, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights Planning related comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Your Administrative Decision for the Site Plan was approved on June 2, 2021. Very minor comments need to be addressed. A technical corrections submittal will be required to address all outstanding redline comments. Please submit your technical submission on or before Friday, June 23, 2021. 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 at 303-739-7112, or email me at [thager@auroragov.org](mailto:thager@auroragov.org).

Sincerely,

Todd Hager, Planner II  
City of Aurora Planning Department

cc: Erik Morse - Ware Malcomb 990 S Broadway Ste 230 Denver, CO 80209  
Ryan Loomis, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1127-37rev5.rtf



## *Fifth Submission Review*

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

- ✓ Please note that the offsite sidewalk easement will need to be completed prior to site plan and building permit approval.
- ✓ Hydrant appears to be upstream of back flow prevention device because of the point of connection to the existing water main. There should fire lines that feed the building and then a private water distribution system that is charged from pipe exiting the building. The hydrants are located on the system that exits the building. Please reach out to [rtigera@auroragov.org](mailto:rtigera@auroragov.org) with any questions.
- ✓ Submission of the TIS for Traffic Engineering to review.

### **PLANNING DEPARTMENT COMMENTS**

**1. Planning Comments** (Todd Hager / [thager@auroragov.org](mailto:thager@auroragov.org) / 303-739-7112 / Comments in teal)

No further comments.

**2. Landscaping** (Kelly K. Bish / [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / 303-739-7189 / Comments in teal)

No further comments.

**3. Addressing** (Phil Turner / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / 303-739-7271)

No further comments.

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

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

No further comments.

- 4A. Please note that the offsite sidewalk easement will need to be completed prior to the recordation of the site plan and building permit approval.

**5. Civil Engineering** (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7431 / Comments in green)

No further comments.

**6. Traffic** (Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336 / Comments in gold)

Sheet 1

- 6A. Additional submission of the TIS is required. TIS update was not uploaded. Minor comments but need to be updated. Taper rate comment is now to City standard but update TIS for the 109' taper.

Sheet 12

- 6B. Overlap in bottom left makes it hard to review.

**7. Life Safety** (Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303-739-7656 / Comments in blue)

No further comments.

**8. Aurora Water** (Ryan Tigera / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

- 8A. Hydrant appears to be upstream of back flow prevention device because of the point of connection to the existing water main. There should fire lines that feed the building and then a private water distribution system that is charged from pipe exiting the building. The hydrants are located on the system that exits the building. Please reach out to [rtigera@auroragov.org](mailto:rtigera@auroragov.org) with any questions.