

Planning Division  
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January 27, 2021

Nick Spadaccini  
Beacon Roofing Supply  
165 W. Sycamore Street  
Saint Paul, MN 55117

**Re: First Technical Review:** 14000 E. Moncrieff Place – Redevelopment Plan and Replat  
**Application Number:** DA-1000-16  
**Case Numbers:** 2009-6015-01; 2020-3037-00

Dear Mr. Spadaccini:

Thank you for your submission, which we started to process on January 13, 2021. We have reviewed your plans and attached our comments along with this cover letter. Minor revisions remain before you print the mylars. Additionally, the License Agreement must be ready to record before Real Property will approve the plans. Please revise your previous work and send us a new submission before you print your mylars.

As always, if you have any comments or concerns, please let me know. I may be reached at [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) or 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Dan Allen, Ware Malcomb, 990 S Broadway Suite 230, Denver, CO 80209  
Filed: K:\\$DA\1000-16tech1.rtf



## *First Technical Review*

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

- Revise plans to be consistent with the civil plans (Public Works and Traffic)
- Complete the License Agreement process (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness of Application**

1A. Show the location of the access easement as noted.

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

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

3A. Per the civil plans:

- Update the accessible ramp at the northwest corner of the Moncrieff/Sable intersection
- Include a call-out for handrails by the detention pond
- Reference the photometric requirements

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

4A. Revise the ramp in the southwest corner of the Moncrieff/Sable intersection to be consistent with the civil plans.

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

##### **Plat**

6A. Update the date of the Title Commitment on the Cover Sheet.

##### **Redevelopment Plan**

6B. The gates and fences, as well as the walls in the drainage easement, need to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the License Agreement process. Please note that the redevelopment plan will not be approved until all the items needed are submitted, fully reviewed and ready to record.