

Gateway Park

Design Review Committee

January 18, 2018

Jamie Kennedy, Property Manager
Gateway Industrial Twenty One, LLC
100 St. Paul Street, Suite 300
Denver, CO 80206

RECORD OF GATEWAY PARK DESIGN REVIEW COMMITTEE (GPDRC) ACTION

Application: Exterior Storage Screening for Building 21 facility located at 18250 E. 40th Avenue Aurora, Colorado 80011 in Gateway Park IV East, Aurora, Colorado ("Project" herein)

Submittal: Utility Yard screening and roof plan received 01/16/2018 as prepared by CRB Consulting Engineers to include sheets A-1000a, A-1000b, A-1200, A-4000, A-4001; A-6000; AX-4102, work area, C1, details DP 03218, GPDRC application; technical data and specifications ("Plans" herein)

Action: Approved with Below Listed Requirement

Meeting Date: January 18, 2018, Committee Members in attendance Joe Pahl, Kevin Shanks, Mark Johnson, Rebecca Taladay and Mike Serra III

Fees Due: Fee \$3,500

As with all approvals of the Gateway Park Design Review Committee (GPDRC), the approvals granted herein extend to the design concepts included in the above referenced submittal ("Plans herein), but not necessarily to the details contained therein. The applicant is responsible for ensuring that all required GPDRC approval are obtained prior to construction, and that the actual construction and installation of the signs conforms to the approved Plans and the Declaration of Covenants that Govern the Project and the property.

This approval is valid for a period of one year from the date hereof. If construction has not commenced by that date, the applicant must obtain an extension of this approval before proceeding with the Project.

This approval is not a representation or warranty by the GPDRC or any other entity that the plans approved herein are in compliance with any contractual limitations that may apply to the Project. The approvals granted herein by the GPDRC do not in any way relieve the applicant from obtaining any and all approvals required by any governmental or regulatory body with jurisdiction over the site.

Thank you for submitting the Plans for the above referenced Project. The GPDRC has taken this opportunity to review the above referenced Plans and hereby approve same with the following requirements:

- a. The screen wall location, height, materials and colors are approved as submitted. In the event that any installed equipment is visible above the screen walls after installation, the GPDRC reserves the right to require additional screening or painting of said equipment. The GPDRC will also consider alternative, equally effective screening methods if the applicant desires to submit same for future review;
- b. No screening of the proposed transformer and/or switch cabinets located at the northwest corner of the site is required so long as said transformers and/or switch cabinets are finished a standard Xcel energy green color. In the event that the cabinets are not finished Xcel green, the GPDRC reserves the right to required additional screening of same;

2. Please consider tapping the existing 8" waterline loop to avoid going into the berms and East 40th Avenue. Regardless of tap location, the meter pits should be located adjacent to the driveway curb and not adjacent to the existing walk south of E. 40th Avenue;
3. Please pay the review fee for which an invoice in the amount of \$3,500.00 has previously been provided to you.
4. The gas line alignment and meter location are approved;
5. Please note that new easements for the gas line and for the new proposed water line service may be required by Xcel Energy and the City of Aurora respectively;

Please contact me at your earliest convenience with any questions.

Thank you,



Gateway Park Design Review Committee
Rebecca Taladay, DRC Administrator

Pc: File