



Date: July 27th, 2021

From: Corrie Kowalinski
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To: Claire Dalby
City of Aurora – Planning Division
15151 E. Alameda Pkwy, ST 2400
Aurora, CO 80012
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RE: Response letter to comments for 15400 E 14th Pl Case Number #:2003-6055-02

Dear Claire Dalby with Planning Division,

Please find responses to City of Aurora's planning comments below.

1: It was indicated in a separate email that the county wishes to decouple any references between Altura Plaza and the parking lot across Helena St to the East. The minimum parking requirements for office uses in Subarea A is 2.5 spaces per 1,000 square foot of gross floor area. Please either provide a new data table or edit the existing one on the cover sheet to include the gross floor area of the office building and the number of required/ existing parking spaces without the disconnected lot to the east. Edit/ Replace this data table to include all existing and proposed information including the new parking and signage information. Remove references to the satellite lot. If the minimum parking requirement cannot be met, the note will need to remain.

RESPONSE: Please see revised Minor Amendment markup to show de-coupling of Helena St overflow parking lot and added parking lot calculations.

Dear William Polk with Fire/ Life Safety Division,

Please find responses to City of Aurora's Fire Life Safety comments below.

1: The 2015 IFC requires a minimum depth of 3', please revise.

RESPONSE: Please see sheet A-2 for adjusted detail of bollard with 3' depth

Dear Maurice Brooks with Real Property Division,

Please find responses to City of Aurora's Real property comments below.

3: No portion of fence may encroach into easement

RESPONSE: Please see updated markup to callout that no portion of fence may encroach the existing easements.

Feel free to contact me with any questions.

Thank you,
Corrie Kowalinski