

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



April 21, 2023

Richard Bengé
Verizon Wireless
16091 E Lockheed Drive
Aurora, CO 80011

Re: Fourth Submission Review – Aurora 2 MSC – Site Plan and Plat
Application Number: **DA-1005-28**
Case Numbers: **2022-6029-00; 2022-3042-00**

Dear Mr. Bengé:

Thank you for your fourth submission, which we started to process on March 28, 2023. 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.

While some issues remain, the remaining corrections may happen after your Planning and Zoning Commission hearing.

Your estimated *Planning Commission hearing date is now scheduled for May 24, 2023*. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Liz C. Fuselier".

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Paul Gros-Insight Group 3540 N Ralph Powell Road Ste B Lee's Summit, MO 64064
David Huang-Jackson Main Architecture 311 First Ave South Seattle, WA 98104
Brittany "Brit" Vigil, ODA
Filed: K:\SDA\1005-28rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Slope Standards (Public Works)
- License Agreements (Real Property)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Civil Engineering (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

- 1A. Curb ramp, not curb cut. Advisory: the civil plan review may require proof that the existing slopes meet ADA requirements.
- 1B. Max 4% slope down to public streets.
- 1C. Public streetlights shall meet COA standards. Please provide a fixture from the approved light fixture list: https://cdnsm5hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdfThe poles for SL-1 lights are 20-feet. Please ensure the pole meets COA standards as well.

2. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 3A. Approved.

3. Real Property (John Doose / 970-379-0008 / jdoose@auroragov.org / Comments in magenta)

- 3A. No additional comments. The title work has been updated with an effective date of 3/24/2023.
- 3B. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at ggray@auroragov.org for a license.