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August 5, 2022

Erik Gates
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: Technical Submission Review – Majestic Commercenter Phase 2 – Site Plan Amendment

Application Number: DA-1127-40

Case Number: 1997-6060-06

Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.

I. PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no more community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal) 2A. There were no completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal) 3A. There were no zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal) 4A. There were no streets or pedestrian issues on this review for Planning.

5. Parking Issues (Comments in teal) 5A. There are no parking comments from Planning in this review.

6. Architectural and Urban Design Issues (Comments in teal) 6A. There were no architectural issues identified on this review.

7. Signage Issues (Comments in teal) 7A. There were no comments related to signage on this review.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

8A. There were no comments from Landscaping on this review.

II. **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

9A. Civil Engineering review approved; no more referrals needed.
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9B. The hatch is covering the existing linework, please revise for both streets.

Response: Hatch has been frozen from the drawing.

9C. Shown as 35.xx' on civils. Revise to match.

Response: Dimension has been updated.

10. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber) 10A. There were no comments from Traffic Engineering on this review.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

11A. There were no more comments from Fire/Life Safety on this review. Please continue to work with Real Property to establish the necessary license agreements.

12. Aurora Water (Chong Woo / 303-739-7249 / cwoo@auroragov.org / Comments in red) 12A. There were no more comments from Aurora Water on this review.

13. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) [Site Plan Overall]

13A. The easements need to be released and the utility easement dedicated; the License Agreement processes need to be concluded. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313> .

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Response: Easement separate documents have been submitted to the city.

13B. If this easement is not released, then the fence crossing this area will need to be covered by a License Agreement. [3 instances]

Response: Easement separate documents have been submitted to the city.

13C. Show the existing guard shack in this location.

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Response: This guard shack was not existing during this minor amendment process. A minor amendment will be submitted 8/8 – 8/12 for this addition.

13D. The fence/gate here needs to be covered by a License Agreement. [2 instances]

Response: We will continue to work with Grace Gray to get these LA submitted and approved.