

October 17, 2018

Attn: Brandon Cammarata  
City of Aurora Planning Department  
15151 E Alameda Pkwy #2300  
Aurora, CO 80012

**Re: Applicant Responses to City Comments in Third Submission Review for Site Number CO-0077 at 16650 E Alameda Parkway, Aurora, CO 80017.**

To Whom It May Concern,

Eco-Site provides the following comments from the City in connection with Site Number CO-0077 at 16650 E Alameda Parkway, Aurora, CO 80017.

PLANNING DEPARTMENT COMMENTS

1. Community Comments.

No community comments were received.

No comment necessary.

2. Zoning and Land Use Comments

2A. Please include standard site plan notes on the site plan. I will send these on a separate email.

The applicant has included these comments on the revised drawing set.

2B. Approval will require a Mylar change to the existing mini storage site plan "Alameda Buckley Storage" (2003- 6016-00).

No comment necessary.

2C. On Thursday June 14, 2018 you met with Dan Osoba and myself to discuss a change of design for the proposed tower. You identified that you want to resubmit a "monopine" proposal, which is tower designed to resemble a pine tree. At this meeting we discussed a Friday June 22nd resubmittal in order to schedule an August 8, 0218 Planning Commission date.

The updated drawing set shows the revised monopine design.

2D. The next submittal should also include the additional information requested in my letter dated June 8, 2018 related to provision of Site Section Criteria 146-1200(B) 1-5 and Design Criteria 146-1200(C) 1-7.

The applicant has addressed these sections of the code in its letter Re-Submission of Supplemental Narrative for Site Number CO-077 at 16650 E Alameda Parkway, Aurora, CO 80017.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

- 3A. The site plan/amendment will not be approved until the drainage letter is approved.

The applicant understands this comment. The applicants has resubmitted an updated drainage letter with this application.

- 3B. Drainage letter comments were returned in March of this year. Notice was provided to Jeffery Nagorny. The drainage letter needs to be resubmitted to the civil plan folder per email sent with notification.

The applicants has resubmitted an updated drainage letter with this application to the civil plan folder.

4. Real Property

- 4A. Your fence is crossing a City of Aurora Easement, a license agreement shall be required for the encroachment within the easement. Please contact Grace Gray in Real Property at 303-739-7300 or ggray@auroragov.org for submittal requirements. Once Grace receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline. Please refer to this link for document requirements. [https://www.auroragov.org/business\\_services/development\\_center/tools\\_and\\_resources/real\\_property/](https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/)

The CMRS facility compound has been modified and will not encroach on any City of Aurora Easements.

- 4B. See red line comments on the proposed Site plan.

The applicant has submitted an updated drawing set that address all of the City's comments in the previous drawing set.

- 4C. See comments on the Site Plan for the changes to the site. A License Agreement is needed for the encroachments of the fences in the easements. A portion of the Monopole is encroaching into the existing Utility easement and that portion needs to be released, before the pole may be erected.

The CMRS facility compound has been modified and will not encroach on any City of Aurora Easements.

5. Parks, Recreation and Open Space Department

- 5A. Improvements for wireless compound continue to be only about 15' from the property line with Columbia Creek to the west. All built improvements must be set back 25' from the park to the south and Columbia Creek to the west.

The CMRS facility compound has been modified so that it is 25' or more from the park to the south and Columbia Creek to the west.

Best Regards,

A handwritten signature in black ink, appearing to read 'Caleb Crossland', with a long horizontal stroke extending to the right.

Caleb Crossland  
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