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April 28, 2025
Erik Gates
City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

Majestic Commercenter Building No. 29 Parking Lot – Variance Request
Case No. DA-1127-35

Mr. Gates,

We are requesting a variance from Section 146-4.6.5.D.6.A of the Aurora City Code which states that off-street parking stalls at 90 degrees (head-in) are to be 19 feet in length. This parking lot has already been constructed and functioning without issue. The current parking layout throughout the site shows 18 foot stalls and 26 foot lanes. In an effort to keep the drive aisle at the standard 26-foot width and to not impact the proposed Fire Lane Easement, we have elected to submit a variance to keep the parking stall length at 18 feet as constructed. Due to the wider drive aisle, it has been determined that there will be no negative impact to the parked cars, private traffic flow, or emergency vehicle traffic flow through the site with the parking stalls remaining at an 18 foot length.

Thank you for your consideration of this variance request. Should you have any questions or concerns with this request, please feel free to contact me at 720-780-5813.

Sincerely,

Ware Malcomb

Trey Sayers
Associate Engineer