



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

February 26, 2025

Nate Abbott  
Galloway And Company Inc  
5500 Greenwood Plaza Blvd Ste 200  
Greenwood Village, CO 80111

**Re: Second Submission Review:** 56<sup>th</sup> Avenue and Picadilly Road Marketplace at GVRE – Site Plan, Conditional Uses and Plat  
**Application Number:** DA-1662-36  
**Case Numbers:** 2024 3061 00; 2024 6050 00; 2024 6050 01; 2024-6050-02

Dear Nate Abbott:

Thank you for your second submission, which we started to process on February 7, 2025. 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 referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. The site plan and conditional use application is not ready for consideration before Planning and Zoning Commission. Scheduling of the public hearing will be assessed with the next review and notice requirements will be provided if it is deemed the application may move forward to Planning Commission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7126 or [jfettig@auroragov.org](mailto:jfettig@auroragov.org).

Sincerely,

Jeremiah Fetting, AICP  
Planner II  
City of Aurora Planning Department

Attachments: Statement of Authority Example

cc: Andrew Pires, Galloway & Company Inc  
Lorianne Thennes, ODA  
Filed: K:\\$DA\1662-36rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Technical comments on the site plan and plat by various departments
- Compliance with 360-degree building architecture requirements- roof line breaks and façade articulation
- Pedestrian connectivity to the site and within development
- Revisions to landscaping and adjustment justification
- Coordination of offsite improvements

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Review comments were received by one (1) outside agency and have been incorporated into this letter.

#### **2. Completeness and Clarity of the Application**

##### **Narrative/Letter of Introduction**

- 2A. The addition of the pharmacy drive-through criteria responses are acknowledged. However, as both CUP items will be voted on separately by the Planning Commission, please revise the narrative by separating the conditional use permit criteria responses for the pharmacy drive-through and the gas station.
- 2B. For the gas station CUP narrative/operations plan, add if any diesel will be available at this facility, along with the scale or size of trucks that could use the facility.

#### **3. Site Plan Comments**

- 3A. Sheet 1: Remove proposed signage, leaving only the total permitted, separating retail and fueling station signage based on building or canopy length.
- 3B. Sheet 1: See UDO Section 4.10.5.D (<https://aurora.municipal.codes/UDO/146-4.10.5.D.1.b>) for sign-specific allowances for large format retailers. Add the number of permitted signs.
- 3C. Sheet 1: Max is 100'. Provide proposed heights for buildings, and fuel canopy in the table.
- 3D. Sheet 1: Bicycle parking is based on the gross floor area of the convenience store. Revise required spaces.
- 3E. Sheet 1: Parking counts appear to be off. Please review and correct. Staff counted 684 spaces - excluding the 16 pickup spaces (700 in total).
- 3F. Sheet 1: Remove highlighted text for sheets 35 & 36 in the sheet list table.
- 3G. Sheet 1: **Repeat comment:** Remove the Recorder's Certificate.
- 3H. Sheet 1: **Repeat comment:** Increase amendment box size, using space vacated from the recorder's certificate.
- 3I. Sheet 1: Add adjustment and adjustment justification to the cover sheet, not in the amendment box. This space is reserved for future amendments to the approved site plan.
- 3J. Sheet 2: Add (38TH TO 56TH AVE) after RD. Remove the RSN. Revise "ISP" to "Case Number." All sheets and instances.
- 3K. Sheet 2: Update to - MARKETPLACE AT GVRE OFFSITE IMPROVEMENT SITE PLAN and remove the RSN. Revise "ISP:" to "Case Number." All sheets and instances.
- 3L. Sheet 2: Case Number will be provided once available for E. 56<sup>th</sup> Avenue improvement site plan.
- 3M. Sheet 3: Revise parking count. Should be 5.
- 3N. Sheet 3: Cart coral is still being counted as parking space, revise space total.
- 3O. Sheet 3: **Repeat comment:** Provide details for the air tank, propane cage, and DEF dispenser (elevations, dimensions). The provision of the slab/foundation detail is noted.
- 3P. Sheet 3: Provide cart coral detail.
- 3Q. Sheet 4: This access should be shared access with Lot 4.
- 3R. Sheet 4: Add a sidewalk to the frontage of Lot 4 to connect to the pedestrian walkway. The interim condition could be asphalt if approved by Engineering.



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- 3S. Sheet 5: **Repeat comment:** Provide dimensions and total square footage for outdoor amenity areas.
- 3T. Sheet 5: Provide raised planters along the front of the store. See Landscaping comments. Increase sidewalk width if needed.
- 3U. Sheet 6: Dimension stacking spaces - Stacking spaces shall be a minimum of 8.5 feet in width and 19 feet in length.
- 3V. Sheet 29: Add a second note below all three monument sign details "Signage must meet standards defined in the UDO."
- 3W. Sheet 32: Staff previously asked for the signed envelopes on the site plan. After further discussion, please remove the sign envelope dimensions. Dashed lines may still remain showing potential future signage.
- 3X. Sheet 32: **Repeat comment:** While additional articulation has been incorporated in the building architecture, specific façade articulation standards are not being met: Façade Articulation. Each façade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade (or at least two feet), and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
- 3Y. Sheet 32: **Repeat comment:** While additional roofline articulation has been introduced with this submittal, specific requirements are still not being met: Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade. Dimension heights and setbacks or roof line breaks.
- 3Z. Sheet 32: Building-mounted electrical transformers to be painted to match the building.
- 3AA. Sheet 32: Chain-link enclosure/screening not permitted.
- 3BB. Sheet 32: Remove "sheet of" leaving only the page number. The page number is also incorrect.
- 3CC. Sheet 33: Add missing key information for door color/material. Two instances.
- 3DD. Sheet 33: Remove the red painted accent as it would qualify as a sign.
- 3EE. Sheet 33: Remove "sheet of" leaving only the page number. The page number is also incorrect.
- 3FF. Sheet 34: Remove signage from graphic renderings.
- 3GG. Sheet 34: Remove "sheet of" leaving only the page number. The page number is also incorrect.
- 3HH. Sheet 35: Revise to "Signage approved by separate permit."
- 3II. Sheet 35: The scroll-style signage type is permitted. Remove the sign from the site plan set and add the same note as the west elevation.
- 3JJ. Sheet 35: Fueling signage is calculated depending on street classification. For arterial streets, two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance). Choose either the primary linear frontage of the canopy or building for calculating the maximum sign area, but not both. On all other street frontages, one square foot of sign area for each linear foot of building frontage for the first 200 feet of building frontage; then one-half square feet of sign area for each linear foot of building frontage thereafter. Maximum Total Sign Area. The maximum total sign area shall not exceed 600 square feet. Maximum Individual Sign Area. No individual sign shall exceed 200 square feet.
- 3KK. Sheet 35: Add sheet number to match the site plan set.
- 3LL. Sheet 36: Add sheet number to match the site plan set.

#### **4. Plat Comments**

- 4A. No additional plat comments at this time.

#### **5. Landscaping (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal)**

##### **General Comments**

- 5A. While staff acknowledges that an adjustment is being requested for building perimeter landscaping along the north side of the building, for staff to support the adjustment, please provide some above-grade planters along the building face where there are no patron access doors to the grocery store. See the image below of planters installed at the King Soopers store in Denver along Martin Luther King Jr. Boulevard.



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- 5B. The larger parking lot islands that are 9'x38' are still deficient in the required shrubs. Required are 12. When ornamental grasses are provided they are three one-gallon to one five-gallon shrub. It appears as if the one-gallon grasses are being counted as one for one.
- 5C. Several of the larger north/south medians within the parking lot do not have the correct number of shrubs and have too much ornamental grasses. Please correct the deficiencies.
- 5D. Several plants have been identified that will not provide the necessary screening of the parking areas. Please provide an alternative shrub species.

#### Site Plan

- 5E. Sheet 25: Measure the street frontage buffer from the back of walk in the narrowest location along the street.
- 5F. Sheet 25: Please show the exterior sidewalk darker and as a solid line despite being provided as part of a separate Infrastructure Site Plan.
- 5G. Sheet 25: Parking lot screening is not being achieved relative to the gas station parcel. Please provide alternative plant species where indicated to achieve the required screening.
- 5H. Sheet 25: Is it possible to shift the transformer south and provide screening around it? The UDO requires all ground-mounted mechanical equipment to be screened.
- 5I. Sheet 25: Provide plant labels for the identified shrubs.
- 5J. Sheet 26: While 50% of the trees along this buffer shall be evergreen, all the trees provided are required to be upsized. All deciduous canopy trees are required to be upsized to 2.5" caliper where a commercial development abuts residential.
- 5K. Sheet 28: The ULMO trees being proposed along the southern property line adjacent to the future residential are required to be 2.5" calipers. All others throughout the site can be 2".
- 5L. Sheet 28: Update the Landscape Requirements Table per any comments provided.

#### 6. Addressing (Phil Turner / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 6A. **Repeat comment:** Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
  - Parcels
  - Street lines



- Building footprints (if available)
- 6B. **Repeat comment:** Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS

### 7. Civil Engineering (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 7A. Sheet 1: Advisory comment: The ISP's for Picadilly, 56th, and adjacent local streets are required to be approved prior to the approval of this site plan.
- 7B. Sheet 2: **Repeat comment:** Provide private sidewalks with this application along the private drives. If the preference is to leave flexibility for future lots 11 and 12 to have curb cuts without removing the sidewalk, the sidewalk can be provided on the opposite sides. The intent is to provide pedestrian access to the grocery anchor for residential to the south.
- 7C. Sheet 4: A receiving ramp is required for this ramp.
- 7D. Sheet 5: This appears to connect at the bottom of the ramp. It should connect at the top of the ramp.
- 7E. Sheet 5: Label the radii of the fire lane easement. (typical).
- 7F. Sheet 6: This appears to connect at the bottom of the ramp. It should connect at the top of the ramp.
- 7G. Sheet 8: Remove cross pan detail: cross pans will be reviewed with the civil plans.
- 7H. Sheet 8: Remove catch curb detail: private curb detail will be reviewed with the civil plans.
- 7I. Sheet 8: Remove ramp detail: Ramps will be reviewed with the civil plans.
- 7J. Sheet 10: **Repeat comment:** Minimum slope is 2% on unpaved areas per 3.J.4 of the 2025 Roadway Manual. (typical).
- 7K. Sheet 12: Unless an area requires ADA compliance, minimum slopes are required for the following (4.B.1.c of the 2025 COA Roadway Manual):
- Landscaped/previous/non-paved: 5%
  - Impervious directly abutting a building: 2.0% (or 1.8% preferred for ADA compliance)
  - Overlot grading: 2% unless existing slopes are less than 2%
  - Concrete: 0.50% (minimum 1% around gutters, unless turning water - see other criteria)
  - Asphalt: 1.0%
  - If less than 1%, concrete shall be used
  - Grass-lined swales: 2%
- 7L. Sheet 13: Slope values.

### 8. Traffic Engineering (Dean Kaiser / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

#### Site Plan

- 8A. Sheet 5: Fix duplication for crosswalk.
- 8B. Sheet 5: The stop bar must be set back 4' from the crosswalk.
- 8C. Sheet 5: Applicant will be responsible for providing 3/4 SB movement opening of ARTA constructed median, per the understanding between the City Engineer and ARTA.
- 8D. Sheet 5: The stop bar must be set back 4' from the crosswalk.
- 8E. Sheet 6: The stop bar must be set back 4' from the crosswalk.
- 8F. Sheet 7: Applicant will be responsible for providing 3/4 SB movement opening of ARTA constructed median, per the understanding between the City Engineer and ARTA.
- 8G. Sheet 7: STOP sign required.





### **Traffic Study**

8H. Page 1:

- Document has no page numbers
- Fig 1-2 does not identify 3/4 access
- Note additional bike lanes on Maxwell Pl (sheet 13)
- Fig 3-1 missing STOP signs for 56th existing volumes
- Tables 3-1, 3-2, add STOP condition for Picadilly approaches
- V. Site Analysis section, add text for distance to 3/4 movement access along Picadilly
- Sheet 48, add text regarding Background traffic signal warrants met per GVRE TIS
- Full-size site plan in the appendix, noted that ARTA and City Engineer agreed that the Site Developer is responsible for median opening once the arterial is built

8I. Page 10: Being revised to 3/4 movement, correct? The text identifies it, just not shown here.

8J. Page 13: Add Denver's review comment about existing bike lanes.

8K. Page 16: Not illustrating the STOP signs still.

8L. Page 18: Add 'STOP'.

8M. Page 19: Add 'STOP'.

8N. Page 38: Add "400 feet south of proposed RIRO access to the north."

8O. Page 48: Please just note in this text for 54th & Picadilly that GVRE identified Warrants met for Background Growth conditions. We would typically want to still see that in this report, but text will suffice for this.

8P. Page 48: Please just note in this text for 56th & Road A that GVRE identified Warrants met for Background Growth conditions. We would typically want to still see that in this report, but text will suffice for this.

8Q. Page 58: Note, per discussions with ARTA and the City Engineer as of 2/21/2025, this SB left turn lane/median opening must be constructed by this application.

8R. Page 88: Per MP Amendment 2, this would be the PAs attributing to future GVRE development.

8S. Page 89: Quantity reduced, all totals incorrect.

8T. Page 97: Redline comments in TIS.

8U. Page 99: PIP illustrates an additional RIRO.

8V. Page 99: Trip Gen revisions, adjacent intersection revisions needed.

8W. Page 99: PIP does not illustrate 3/4 here.

8X. Page 100: Update values for Trip Gen revisions.

8Y. Page 101: Update values for Trip Gen revisions, specifically for intersections around PAs 21 & 27.

### **9. Fire / Life Safety (Erick Bumpass / 303.739.7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

#### **Site Plan**

9A. Sheet 5: Please label the Fire Riser Room as "Fire Sprinkler Riser Room" TYP.

9B. Sheet 5: Please show the locations of the Knox Box using the Symbol provided.

9C. Sheet 6: Please label the Fire Riser Room as "Fire Sprinkler Riser Room" TYP.

9D. Sheet 6: Please show the locations of the Knox Box using the Symbol provided.

9E. Sheet 15: Please label the Fire Riser Room as "Fire Sprinkler Riser Room" TYP.

9F. Sheet 15: Please show the locations of the Knox Box using the Symbol provided.

9G. Sheet 15: Please label the piping of the fire service water line supporting the interior automatic fire sprinkler system. Example: 4" Fire Line DIP (Private).

### **10. Aurora Water (Steven Dekoski / 303.739.7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

10A. Sheet 15: Private fire lines and water services should enter into the riser room of the building.

10B. Sheet 15: Show the water meter locations with the required easements. Water meters must be in a landscaped area, two-feet from any hardscapes.



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- 10C. Sheet 15: **Advisory comment:** Grease interceptor sizing and location to be included with the MEP plans under the building permit.
- 10D. Sheet 16: Call out all water meter easements.
- 10E. Sheet 16: Private storm lines crossing AW utility easements must be covered with a license agreement.
- 10F. Sheet 17: **Advisory comment:** All stubs not utilized must be disconnected at the main.
- 10G. Sheet 17: Show the water meter locations with the required easements. Water meters must be in a landscaped area, 2 feet from any hardscapes.
- 10H. Sheet 17: Place the water meter on the landscaped island, with a 10' water easement. The easement for the water meter is to be separated from the water easement for the main. Swap the water and sewer lines servicing the gas station.
- 10I. Sheet 18: Call out all water meter easements. Easements to be included on the Plat.
- 10J. Sheet 19: Show the water meter locations with the required easements (10'). Water meters must be in a landscaped area, 2 feet from any hardscapes. For water meters 3" and larger, an 18' water easement is required. A water fixture unit table is required with the civil plans to determine water meter sizes.
- 10K. Sheet 20: Conflict with light. 5' min separation required. Show water meter easements.

**11. Aurora Water / Taps Office (Melody Oestman) / [moestman@auroragov.org](mailto:moestman@auroragov.org))**

- 11A. Advisory comment: storm drain development of \$36,256.46 due prior to the recording of the plat and site plan.

**12. Land Development Services (Maurice Brooks / 720.587.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

**Site Plan**

- 12A. Sheet 1: Provide the street name for Road A.
- 12B. Sheet 3: Easement should be reflected on the Plat, in two instances.
- 12C. Sheet 4: Easement should be reflected on the Plat.
- 12D. Sheet 5: This should be reflected on the Plat, in two instances.
- 12E. Sheet 5: Show the Lot line as a thicker solid line.
- 12F. Sheet 6: Label easement.
- 12G. Sheet 6: Easement should be reflected on the Plat, in two instances.
- 12H. Sheet 7: Easement should be reflected on the Plat, in two instances.
- 12I. Sheet 16: This easement name does not match the Plat easement name, in two instances.
- 12J. Sheet 17: This easement name does not match the Plat easement name, in two instances.
- 12K. Sheet 18: This easement name does not match the Plat easement name, in three instances.
- 12L. Sheet 19: This easement name does not match the Plat easement name, in three instances.
- 12M. Sheet 20: This easement name does not match the Plat easement name.

**Subdivision Plat**

- 12N. Sheet 1: Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 12O. Sheet 1: Advisory Comment: Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 12P. Sheet 1: Advisory Comment: Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 12Q. Sheet 1: There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent



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reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

- 12R. Sheet 1: Add the Water Covenant and the Sanitary Sewer Covenant language - they are both used in the platted area.
- 12S. Sheet 1: Please send in a Statement of Authority showing the Owner and the person authorized to sign for the owner. Please contact Grace Gray with questions.
- 12T. Sheet 2: Change to Traffic Signalization Easement.
- 12U. Sheet 2: Add tic marks at the change of directions on the R.O.W. line.
- 12V. Sheet 2: Change to Traffic Signalization Easement.
- 12W. Sheet 2: Add Lot line distance.
- 12X. Sheet 2: Add bearing.
- 12Y. Sheet 2: Add Lot line distance.
- 12Z. Sheet 2: Update to 30 days of the plat recording date.
- 12AA. Sheet 2: Add tic marks at the change of directions on the R.O.W. line.
- 12BB. Sheet 2: Add the street name.
- 12CC. Sheet 2: Tie to other Lot Corner- add Bearing & Distance.
- 12DD. Sheet 2: Tie out a couple of these Lot Corners to other Lot Corners.
- 12EE. Sheet 2: Tie to other Lot Corner- add Bearing & Distance
- 12FF. Sheet 2: Are there other water objects in this easement?
- 12GG. Sheet 2: Confirm this easement name with Aurora Water Dept. - is there a Water line in this easement?
- 12HH. Sheet 2: Add the street name.
- 12II. Sheet 2: Add "to be" to note 10.
- 12JJ. Sheet 2: Change the R.O.W. line to a solid/continuous line.
- 12KK. Sheet 3: Change to Traffic Signalization Easement.
- 12LL. Sheet 3: Add this easement name.
- 12MM. Sheet 3: Change to Traffic Signalization Easement.
- 12NN. Sheet 3: There are water items in the easement.
- 12OO. Sheet 3: Is this the correct easement name?
- 12PP. Sheet 3: Add a line of delineation between the two types of easements.
- 12QQ. Sheet 3: Add easement name.
- 12RR. Sheet 3: Change the R.O.W. line to a solid/continuous line.

### **13. Land Development Services – Easements** (Grace Gray / 303.739.7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 13A. All new easements are to be dedicated by plat. Easement releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

## **REFERRAL COMMENTS FROM OTHER AGENCIES**

### **14. Denver International Airport – Planning**

- 14A. Please reference the DRCOG 2050 Metro Vision RTP - Piccadilly Road is to be a six-lane road from 56th Avenue to 70th Avenue and continue north as a six-lane road.
- 14B. The proposed development is in the "5-Mile 'Known - Wildlife Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([#dia-operations-usdawildlife@flydenver.com](mailto:#dia-operations-usdawildlife@flydenver.com)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.





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[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/1505200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/1505200-33).

- 14C. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://ocaaa.faa.gov/ocaaa/external/portal.jsp>.

**STATEMENT OF AUTHORITY**  
(Section 38-30-172, C.R.S.)

THIS MUST BE THE  
PROPERTY OWNER



1. This Statement of Authority relates to an entity named **AURORA 310 PROPERTY LLC**

2. The type of entity is a **LIMITED LIABILITY COMPANY**

3. The entity is formed under the laws of the State of **DELAWARE**

4. The mailing address for the entity is:

**MAILING ADDRESS HERE**

5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:

**ANDREW R. KLEIN AS AN AUTHORIZED SIGNATORY OF ACM ASOF IX AURORA 310 JV LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SOLE MEMBER OF AURORA 310 PROPERTY LLC**

6. The authority of the foregoing person(s) to bind the entity is not limited, or limited as follows:

**ADD HERE WHAT THEIR LIMITS OF AUTHORITY ARE, IF THERE IS NO LIMIT TYPE 'NONE'**

7. Other matters concerning the manner in which the entity deals with interests in real property:

**THIS IS FOR REAL ESTATE ADD THEIR AUTHORITY FOR REAL ESTATE**

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

**AURORA 310 PROPERTY LLC, A DELAWARE  
LIMITED LIABILITY COMPANY**

Executed on

**BY: ACM ASOF IX AURORA 310 JV LLC, A  
DELAWARE LIMITED LIABILITY COMPANY  
AS SOLE MEMBER**

\_\_\_\_\_  
**ANDREW R. KLEIN** Name  
**AUTHORIZED SIGNATORY**

State of Colorado }  
County of } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

-by

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: