

Planning Division

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November 29, 2023

Hadassah Brofman  
11100 E Mississippi Ave  
Aurora, CO 80012

**Re: Initial Submission Review – Heide-Hulcy – Minor Amendment**  
Case Number: **1977-6016-02**

Dear Ms. Brofman:

Thank you for your initial submission, which we started to review on November 09, 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.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before Wednesday, December 13, 2023 (but you may still submit after this date).

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

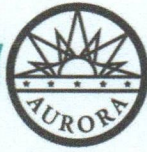
Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: K:\SMA\2023 MAs\1977-6016-01 HEIDE-HULCY\Rev1

With the Holidays approaching, it will not be possible to be able to submit these requests by or on December 13th. The variance alone can only be approved by the council, and we have no way to provide a timeline for that approval. Easement requests will be made but will need to be reviewed and accepted. We will do our best to move forward with our responsibilities for this request in a timely manner.

\*Note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.





- 5D. Please label the gates using the correct naming convention. Example: 23' Manual Sliding Gate w/ Approved Knox Hardware.
- 5E. Please show the Knox Box locations on the Site Plan at the entrance of gates. Knox Boxes must be installed within 6 feet to either side of Entrance Gates.
- 5F. Gating System Details must show a 6-inch clearance minimum at the bottom of the Gates.

**6. Land Development Services** (Susie Wever / 303-739-7294 / [swever@auroragov.org](mailto:swever@auroragov.org) /

- 6A. Add a note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- 6B. A portion of the fence appears to be encroaching into the 6' Gas Easement. A Master License Agreement is required. Please follow the link for Master License Agreement packet:  
[https://www.auroragov.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.auroragov.org/business_services/development_center/land_development_review_services)
- 6C. A Master License Agreement is required for the installation of the fence in the ingress-egress Easement. Please follow the link for Master License Agreement packet:  
[https://www.auroragov.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.auroragov.org/business_services/development_center/land_development_review_services)
- 6D. A Master License Agreement is required for the installation of Vehicle & Pedestrian Gates and Fence that are located within the 6' Gas Easement. Please follow the link for Master License Agreement packet:  
[https://www.auroragov.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.auroragov.org/business_services/development_center/land_development_review_services).
- 6E. Fence must be installed inside of the lot line.
- 6F. Fence in the 10' Drainage & Utility Easement. A Master License Agreement is required. Please follow the link for Master License Agreement packet:  
[https://www.auroragov.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.auroragov.org/business_services/development_center/land_development_review_services)

**7. City Forester** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) Comments in magenta)

- 7A. Approved. No comments.

#1C/2A/3B/4A Fencing installed will close off Mississippi Ave access in exchange for the Kingston st variance. This would gain two parking stalls. All fencing would be placed inside property lines.

#1C Fence detail is attached. Column is 12"x12", edge of column will be placed on the property line. All fencing material will be inside the property line.

Proposed fencing design is attached with height and material drawings All fencing will be installed to manufacturing designed drawings and engineering requirements.

#2 Fence placement will be adjusted to ensure all trees will be protected and undamaged.

West fence line will be placed on the East side of the curb along the asphalt parking lot Rolling gates will be located inside the fence line support posts for the rolling gates will be supported in a concrete footing.

#5A-F Pedestrian access gate is 48" wide ADA access from sidewalk marked Gate will swing inside the property All gates will be manually operated.

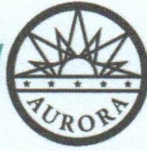
6' Overall height Bottom of the gate will average 6" above asphalt grade 20' Manual Sliding Gate w/ Approved Knox Hardware

Knox box located inside and outside gate openings for Fire and Safety access Gate handle and locks will be placed with the ADA height requirements.

West Fence line will be placed at 22' West of the existing buildings North fence line will be placed 44' North of the existing buildings East fence line 42' East of existing buildings. Entire fence will be located inside the property line.

#1A/2B Master license will be obtained once variance is approved. All Design drawings will be attached separately.





## *Initial Submission Review*

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

- Please provide a fence detail with information about height, materials and type/. (Item 1)
- Provide a scaled accurate location for the fence, gates, pedestrian accesses etc. on the landscape plan (Item 2)
- Please see comments from Civil Engineering. (Item 3)
- See all the comments from Traffic Engineering (Item 4)
- Please see comments from Fire/Life Safety on gate detail. (Item 5)
- See comments from Land Development Services. (Item 6)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. In the Site Plan please provide a fence detail with information like the fence/wall type i height, color, materialsetc.)
- 1B. Please include setback dimensions for the fencing along the north and west sides of the subject property.
- 1C. The fence must be installed inside of the lot line.

#### **2. Landscaping Issues (Kelly Bish / 954-868-0636 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 2A. Provide a scaled accurate location for the fence, gates, pedestrian accesses etc. on the landscape plan. Based upon the hand drawing on the previous page, it appears as if the fence may impact or cause the removal of several trees along S. Kingston and E. Mississippi Avenue. See image of the site this sheet. Work with City Forestry staff. Tree mitigation fees may be required. A tree protection plan for any trees not being impacted by the fence will be required.
- 2B. While concept images have been provided depicting the intent of the fence/wall type, provide a detail of the exact fence/wall with information on the proposed height, color, material etc. on a plan sheet.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)**

- 3A. Please coordinate with the gas easement owner and submit an agreement that documents permission for the fence/wall to be within the gas easement. Another possibility would be to shift the fence/wall outside of the easement and no coordination documentation would be required.
- 3B. Per section 4.07.7.02.6 of the Roadway Manual, 35' setback from the flowline is required. Engineering is supportive of the variance. Please note that ultimately the variance must be approved by both the fire and life safety group and the traffic group. Please ensure that you have both of their support before requesting a variance.
- 3C. Please add a leader indicating "a variance to section 4.07.7.02.6 of the Roadway Manual is requested for the proposed gate setback."
- 3D. Please define ADA route from public ROW to building.

#### **4. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)**

- 4A. Gate here meets 35' spacing but is requested to be closed completely as this access does not meet spacing criteria (300' minimum between this access and Kingston St). While 35' minimum gate setback is NOT met on Kingston access, it is preferred by traffic to have all entrances/exits to this site happen on Kingston in order to meet the min 300' spacing criteria for Mississippi Ave. In this scenario, Traffic could support a variance for the 35' min setback for gating on Kingston.

#### **5. Fire / Life Safety (Erick Bumpass/ 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

- 5A. Show Accessibility element and hardware with Pedestrian gate Detail.
- 5B. The proposed gating Systems must be located a minimum of 35 feet back from the adjacent street flow line. Provide the setback measurement from the curb flow line on the site plan.
- 5C. Are the proposed vehicle gates powered or manual? Please specify.



