

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



Worth Discovering • auroragov.org

December 4, 2020

Response: December 14, 2020

Jan Davis
Ware Malcomb
990 S Broadway, Ste. 230
Denver, CO 80209

Re: Initial Submission Review: 38th and Tower – Minor Site Plan Amendment
Case Number: 2017-6033-02

Dear Mr. Davis,

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Please revise your previous work and send us a new submission at your earliest convenience.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department



Initial Submission Review

1. Completeness and Clarity of the Application

1A. Add a brief summary of the changes to the amendment block.

Response: Brief summary added to the amendment block

1B. Chain link fencing with slats is prohibited by Code. Please revise the fence material to comply with UDO Section 146-4.7.9.

Response: Fencing material revised to 6'-0" high cedar fence. Elevation and detail added to page 24 of 27.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Life/Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

2A. If there is more than one gate in the gating system label as: (2) 10' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

Response: Each gate will be a single 30'-0" sliding gate.

2B. Gate controllers, columns, and posts cannot encroach into the fire lane easement.

Response: All columns, posts and gate controllers will be outside of the fire lane easement.

2C. Label the type of gating or barricade system being installed on the site plan using one of the following examples:

- (1) 36' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
- (1) 36' Manual Swinging Gate with Approved Knox Hardware.
- (1) 36' Manual Sliding Gate with Approved Knox Hardware.
- (1) 36' Electrical Sliding Gate with Approved Knox Hardware.

Response: The gates are labeled "30' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release".

2D. Gates with different dimensions will need their own detail.

Response: Both gates are the same size.

2E. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process. Please show this within the detail on Sheet 24.

Response: A "6" min" dimension between the bottom of the gate and grade has been added to the gate detail.

2F. It appears that there is a discrepancy with the labeling of the fire lane. Please verify the fire lane easement label on all sheets.

Response: Fire lane labeling has been coordinated on all sheets.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / comments in magenta)

3A. The new fence and gates need to be added to the License Agreement. Contact Grace Gray at ggray@auroragov.org to start the process. The Site Plan amendment can't be finalized until the License Agreement is ready to record.

Response: Acknowledged.

3B. Replace Note 7 on Sheet 1 with the language provided on the redlines.

Response: The note has been revised.

4. Landscaping (W. David Barrett / 303-739-7133 / wbarrett@auroragov.org)

4A. Will any shrubs or trees be removed or relocated? If so, show all of this on the site plan/ landscape plan. I see there are corrected plant numbers of the landscape tables. Make sure all plants are accounted for on the site plan/landscape plan and on the tables correctly.

Response: The landscape plans and tables have been revised to show shrubs or trees removed or relocated.