

May 16, 2024

City of Aurora Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
(303) 739-7217
Attn: Liz Fuselier, Planner II

**Re: Initial Submission Review Comment Response Letter – Highline Canal Apartments
– Site Plan and PlatReplat
Application Number: DA-2381-00
Case Numbers: 2024-4011-00, 2024-3012-00**

Liz,

Thank you for the review of the Initial Submission Review submittal for the above-referenced project. Below you will find written responses to the comments in the original letter as well as referral comments. Responses to the Redline Comments are provided directly on the attached Redline plans.

PLANNING DEPARTMENT COMMENTS

I. Community Questions, Comments, and Concerns

IA. The following comments have been received from external agencies, adjacent property owners and HOA's. Please respond to the comments, summarize what was discussed and resolved (if anything) and what steps were promised (if anything) within the Letter of Introduction. – *Noted. See the Letter of Introduction for responses.*

IB. Name: Steve Loeffler – *Noted, did not attend the neighborhood meeting.*

Organization: 2829 West Howard Place

Address: Colorado Department of Transportation Denver CO 80204

Phone: 3037579891

Email: steven.loeffler@state.co.us

Comment: This development is off system so we have no comments. We do ask that the city consider the cumulative impact of development of this and other developments in the area on the intersections of Laredo and Colfax or Jasper and Colfax.

IC. Name: Sherry Anderson – *Noted, did not attend the neighborhood meeting.*

Organization: 15986 E 17th Place

Address: Aurora Colorado 80011

Phone: 3033287821

Email: sherryaanderson39@gmail.com

Comment: What is the plan for infrastructure improvement? There are no sidewalks. What about the increased traffic? The city has already decided that Laredo and 17th Place intersection does not need to be changed for the increased traffic. Open space? Parks? What type of housing will this be? What is the plan to accommodate the existing neighborhood?

ID. Name: Jennifer Strotman – *Noted, did not attend the neighborhood meeting.*

Organization: 16152 E 18th Place

Address: Aurora CO 80011

Phone: 9705313131

Email: StrotmanHousehold@gmail.com

Comment: The adjacent (possibly same) complex has no property manager, one dumpster, construction debris from the last expansion, several loose aggressive dogs, people driving on the high line canal, and we want to add more!!! I have been reporting the property at Laredo and 16th Ave for 3 years now with countless code violations and nothing changes. Why are you wanting to add to this problem when the current situation can't be properly managed? We would need speed bumps and stop signs throughout Norfolk Glenn (specifically at E 17th Place), sidewalks (Laredo is lacking), and a new bridge at Laredo and High Line Canal (the current one is literally falling apart).

1E. Name: Sherry Anderson – *Noted, did not attend the neighborhood meeting.*

Organization: 15986 E 17th Place

Address: Aurora Colorado 80011

Phone: 3033287821

Email: sherryaanderson39@gmail.com

Comment: What is the plan for infrastructure improvement? There are no sidewalks. What about the increased traffic? The city has already decided that Laredo and 17th Place intersection does not need to be changed for the increased traffic. Open space? Parks? What type of housing will this be? What is the plan to accommodate the existing neighborhood?

1F. Due to the comments received regarding this project, ***please contact the case manager to schedule a community meeting. A second submittal should come in AFTER this meeting.*** – *A neighborhood meeting was held on May 1, 2024. One adjacent owner attended and had minimal comments or concerns. Concerns related to unhoused people and the affect of a privacy fence between this development and the existing industrial to the west, and additional traffic on 17th Ave as it related to a private access easement between him and the Highline Canal Apartments owner/developer group. We will be following up with him following the 2nd round of review to finalize the easement to 17th Ave. and discuss any other concerns along the west property.*

2. Completeness and Clarity of the Application

2A. Fees in the amount of ~~\$25,294.00~~ are due prior to the second submission. The second review will not occur until fees are paid. – *Noted.*

2B. Please turn off all AutoCAD references with the next submittal. – *I believe this is reference to the plot stamps along the left edge of the sheets? These have been removed.*

2C. **Cover Sheet:** Please add what is permitted per code for: Building height, signage, required parking spaces including accessible spaces, and garages and covered as well as required bike spaces. – *These categories have been added to the Site Data Chart.*

2D. Delete loading spaces as these are not required for Multi-family. – *Revised.*

2E. Side bar: Please enlarge the name and add site plan. Change all sheets to reflect the larger name and addition of "Site Plan". – *Revised.*

2F. Delete-AND PRELIMINARY PLAT on all sheets. – *Revised.*

2G. **Sheet 2:** add total square feet to plaza and patio space. – *Revised.*

2H. Show perimeter fencing elevations. – *Added to Site Details sheet.*

2I. Provide unit deck perimeters/dimensions as well as material. – *Added.*

3. Parking Comments

3A. For structures that do not meet the definition of an Affordable Housing Structure, *at least 40 percent of resident parking shall be in garages or carports and at least 50 percent of those garages and carports shall be attached to a primary residential structure, directly or through a roofed structure with partial sidewalls or without sidewalls, rather than freestanding garages or carports.* Where detached garages are used, they shall be

faced with the same mix and percentage of materials as the primary building(s). **Please show how this standard is met and add to the data table with your next submittal.** – *Updated Site Data to provide clear breakdown of parking requirements.*

4. Architectural and Urban Design Comments

4A. Provide square footage for the required on-site open space. – *Provided.*

4B. This trash receptacle may not be large enough to service all of the units. Will there be internal trash collection? Please explain within the LOI with your next submittal. – *This is the one trash enclosure proposed. It is large enough to contain 3 dumpsters. Dumpster sizes can be 4-8 yds each. Coordination will be had with the trash company to determine an appropriate pick-up schedule.*

4C. Provide building lengths and height with the next submittal elevation sheets. – *Provided.*

4D. Per code, Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street-facing building façade. Please review Table 4.8-3 for articulation methods. – *Horizontal articulation has been improved by changing stucco color at least every 50 feet, as well as varying window fenestration styles at least every 50 feet.*

4E. Per code section 146-4.8.5.c: Each primary structure or portion of a primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. Please provide a more pronounced base, middle, and cap on all elevation facades with the next submittal. – *Vertical articulation as been improved by incorporating a taller coping style, varying the parapet height as much as possible to stay below the 45 foot maximum building height. The building has a defined base middle and top, meeting the requirements of the zoning code.*

4F. Sheet 8: Provide some type of architectural detail to break up this brick face. All elevations. – *Revised elevations break up brick area with the addition of a different material.*

4G. Provide a percentage of material coverage for each elevation, not just for the total. – *Material percentage per elevation has been added.*

4H. Replicate how this entry is defined for all building entrances on all elevations. – *Metal canopy is replicated at each building entrance.*

4I. Sheet 9: Please refer to prior comments regarding the need for improved vertical and horizontal articulation. – *See previous response.*

4J. Provide a “reveal” line or change in material, texture, patterning or color (min. 24 in. from top) All elevation faces. – *Reveal line added 24 inches below top of parapet.*

4K. 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. Modify on all elevations. – *Parapet heights will vary by 1 foot, which is the maximum difference that can be accommodated within the 45 foot maximum building height. Alternate horizontal articulation methods are being incorporated in lieu of the 3 foot parapet variation per the zoning requirements.*

4L. Will there be rooftop mechanicals? Visible? Or ground mounted? Please show it with the next submittal. Ground or wall-mounted utility equipment such as HVAC units, electric and gas meters, panels, junction boxes, and similar equipment shall be screened from view of public streets, parks, open spaces, trails, plazas, and other public space by using architecturally compatible walls and/or landscaping. Ground and wall-mounted equipment shall be located along or on secondary building faces, and not on primary building faces, to the maximum extent practicable. When walls are used to screen mechanical equipment, the walls shall use similar building materials and detail as the primary structure. – *Units will have a Vtac unit, which will not require a condenser unit outside of the unit. There will be a few condenser units that will service amenities and corridors, condensers will be ground mounted, screening is shown on sheet 16.*

5. Signage & Lighting Comments

5A. Show monument sign location, setbacks, and elevations with the next submittal. – *Proposed signage is listed as building signage, there is no monument proposed.*

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

6A. Sheet 1

Only do single numbers. 1, 2, 3 etc. for the sheet numbering. Do not do one of X, two of X. etc. – *Revised.*

6B. Sheet 8

Update the landscape tables per the comments provided. –*Revised, see revised plans and redline responses.*

Turn the survey information off. – *Bearings and distances removed.*

The Key Notes font is too small. – *Revised.*

The font for the Plant Schedule is too small. – *Revised.*

Remove the identified information from the Keynotes. –*Revised.*

For the Building Perimeter Landscape Table, the calculations and provided plant material can be left or the calculations revised as the calculations are not per side, but per building. – *Table was based off example table provided in the pre-application meeting comments. The table has been revised.*

Move any identified dimensions to make them more visible and add the required buffer call out where indicated. – *Revised.*

The property line should be a long dash and two short dashes. A traditional property line type designation. – *Revised. Please note however that all other sheets show the PL as solid line per requirement of other departments and as reflected in the sample Site Plan provided on the City Website.*

6C. Sheet 9

These smaller sod areas are considered aesthetic and non-functional and therefore are not permitted in accordance with the city's non-functional turf ordinance. – *Design revised.*

7. Addressing (Phil Turner / (303) 739-7357/ pturner@auroragov.org)

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. – *Noted. Barring any further site plan changes on next review a CAD file will be provided for addressing.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Moustapha Agrigan / 303-739-7455 / MAgrigan@auroragov.org / Comments in green)

8A. **Cover Sheet:** Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted. – *Noted. A revised lighting layout is provided. Per phone call on 4/26 no guidance was given as to which type of fixture was required for the ROW, long mast arm, short*

mast arm, top pole mount etc. Once lighting layout has been approved we will provide a one line diagram and coordinate with Xcel for installation of the street lights.

8B. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
– Photometrics are provided with the site plan not with civil plan review. Street light locations specifically need to be approved with the Site Plan as they affect easements on the Plat. What is being shown on the Site Plan is final. IF they are not this will cause further delays to the process with the Site Plan, Plat approval and civil plan approvals.

8C. **Site Plan:** Provide typical sections for proposed public and private streets.

(16th Avenue) – While 16th Ave was previously approved with another project, a typical street section has been included with this project. There are private drives, there are no private streets.

Label public or private. Label street classification. – 16th is labeled public.

Label sidewalk width (5.5' is required) – Provided and labeled.

Provide a required 52' property line radius. – Provided and labeled.

Dimensioned the streetlights easement The plat is missing streetlights easement. – The plat did not include these as they were not final. They are included on this submittal however their locations need to be approved with the Site Plan and Photometrics provided to not cause additional revisions to the plat at a later time.

Is this the proposed property line? – The property line has been updated and is clearly shown at the cul-de-sac.

Gas easement width shall be consistent in rapport with the new and proposed property line. – Gas easement revised to account for ROW dedication along cul-de-sac in 16th Ave. There is no record that there is any existing lines in this easement.

Please provide a curb return per COA Roadway Design Manual section 4.02.4 – Provided.

Use 15' radius per table 4.04.5.02 – 15' is minimum radius per table.

Advisory note: Please contact Denver Water and or Highline Canal conservancy for the review of this sidewalk. – Trail connection coordinated with Conservancy. Will re-engage them.

8D. **Grading Sheets:** Provide a directional curb ramps with appropriate receiving ramps. – Revised.

Advisory note: Refer to 2023 COA Roadway Design Manual Standard Detail S7.8 Commercial/Industrial Driveway Curb Return for a directional ramps. – Noted.

4% max. is required when sloping down to public street. – Revised.

Provide the longitudinal roadway slope when sloping up or down the public street. (4% max. is required when sloping down) – Noted, revised.

Provide slope in road centerline. Provide maximum roadway slopes. – Provided.

Please remove spot elevations. Spot elevations are required at the civil plan stage. – Revised.

Defined pavement material type. – Pavement type identified.

Where is the accessible path from this stall? – Provided.

Please add the following note: "Proposed street light locations (on ROW) are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal." – See previous response and concerns noted above. In addition, if the light locations are not approved until civil plan review, delays with Xcel (they are delayed in their schedule) will create a situation where lights will not be installed by the time the C of O is requested. This has happened previously, and we do not want to get into this situation on this project.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / DJKaiser@Auroragov.org /Comments in orange)

9A. **Cover Sheet:** Not required, Note 19 below covers this. – Revised.

9B. **Site Plan:** Provide and identify STOP sign. – Provided.

9C. Provide call-outs for all pavement marking types. – Provided.

9D. HC space is covered, correct? – Yes, correct.

9E. What are the widths of these garage doors? Please provide indication of door location on this plan. – *Door dimensions and locations provided with this submittal*
9F. See additional minor redline comments. – *Redline comments addressed with responses on the redline plans.*

I0. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / SKirchn@Auroragov.org / Comments in blue)

I0A. Site Plan Comments

Sheet 1

Add these notes to Site Plan Notes. – *Notes added.*

Replace note 4 with this note. – *Revised.*

Replace note 9 with this note. – *Revised.*

Replace note 18 with this note. – *Revised.*

Add this note and insert the word INFLUENCE between the words EXCEEDING and UNDER. – *Revised.*

At least one of each type of parking space (surface, garage, covered) must be provided as accessible. – *At least one type of parking is provided as accessible. This is broken down in detail in the Site Data Chart on the Cover Sheet.*

I0B. Sheet 2

Accessible route must connect to accessible parking spaces. – *Provided.*

Provide detail of trash enclosure with fully-open doors. If doors encroach into fire lane easement, provide details of self-closing hinges. – *Detail was provided. Greater detail provided with this submittal.*

Accessible route must connect to trash enclosure. Provide crosswalk and ramp. – *Accessible route provided to trash enclosure.*

Please provide and show wheel stops in all accessible parking spaces. – *Provided.*

Add fire lane sign here. – *Provided.*

Angle all fire lane signs per note provided. – *Fire lane signs angled.*

Identify each fire lane sign by arrow direction: Left, Right, or Both. – *Signs have been angled. The detail shows which arrow direction. This should be a comment for civil plan review as it is not relevant at planning level since these plans are not referenced for construction or installation of signage.*

Identify fire riser room and door. – *Provided.*

A fire lane easement is required in the blue shaded area. A 26' fire lane easement requires a 26' inside turning radius and a 52' outside turning radius. – *Provided.*

Identify existing hydrant in this area. – *Existing hydrant shown, a call out has been added.*

Change label to Public Access and Fire Lane Easement – *Revised.*

Change label to Flush-mount FDC with Approved Knox Caps. – *Revised.*

Relocate this hydrant to west side of easement. – *Due to other utility conflicts and requirement to have pedestrian access to the building the hydrant remains on this side however adjusted behind the curb as necessary.*

Relocate this hydrant to east side of easement. – *Due to other utility conflicts and requirement to have pedestrian access to the building the hydrant remains on this side however adjusted behind the curb as necessary.*

Relocate fire lane sign to west side of easement. – *Revised.*

Provide fire lane signs in fire lane easement. – *Provided where able.*

I0C. Sheet 3

Replace this detail with the one above. – *Revised.*

Add these signs to detail sheet. – *These are building signs and should be part of building plans.*

I0D. Sheet 5

Please show and label the fire lane easement and the accessible route on the grading sheets. See notes on sheet 2. – *Shown.*

10E. Sheet 6

Show connection to existing water system. – *Shown.*

Show connection to existing water system. – *Shown.*

Label existing hydrant. – *Labeled.*

See notes on Sheet 2 regarding hydrant placement. – *Noted. Hydrants shifted behind curb per city standards.*

10F. Sheet 8

Change label to Public Access and Fire Lane Easement – *Revised.*

10G. Sheet 9

Show and label fire lane easement. – *Revised.*

Show and label all fire hydrants. – *Labels added.*

Show FDC on this sheet. Provide clearance space required. – *Shown.*

Show and label all fire services features (FDC, riser room, Knox box) on landscape plans. – *Labels provided.*

10H. Sheet 11

Identify fire service features on all appropriate sheets. – *Fire riser room, FDC, and Knox Box locations have been added to the elevations.*

10I. Sheet 14

Is this Knox box for the leasing office? See notes provided for mounting requirements. – *Not for leasing office. Clearly identified and access provided. Mounting requirements will be met.*

10J. Sheet 16

Show and label fire lane easements and accessible routes on photometric sheet. – *Provided.*

10K. Plat Comments

10L. Sheet 3

See notes on Sheet 2 of Site Plan regarding fire lane easement in this area. – *Revised.*

Change label to Public Access and Fire Lane Easement. TYP – *Revised.*

11. Aurora Water (Jenny Wynn / 734-258-6523 / JWynn@Auroragov.org/ Comments in red)

11A. This site plan can not be approved until the Preliminary Drainage Report is approved. – *Noted.*

11B. Please format key so it is easier to understand which label goes with which number, specifically numbers 4, 5, 6, and 7. – *Key cleaned up.*

11C. We do not allow size-on-size wet taps, please revise to be a cut-in tee connection. – *Noted.*

11D. Minimum length for fire hydrant laterals is 5ft, and hydrant must be at least 3.5ft from curb. Please dedicate separate easement for hydrant. – *Revised.*

11E. Please include sizes of proposed utility easements on this page. – *Provided.*

11F. This easement line is not represented on proposed plat pages. – *This is outline of the leasing office within the building. All easements are identified.*

11G. 3" meter vaults must be 18ft wide and 5ft behind meter. See AW Spec 5.04 for more info. – *Revised.*

11H. Water mains should be 5ft from curb and gutters, see AW Spec 5.04 for more info. – *Revised.*

11I. We do not allow size-on-size wet taps, please revise to be a cut-in tee connection. – *Revised.*

11J. Please label this utility. This manhole should be public. – *Revised.*

11K. Please clarify that private storm is to be owned and maintained by the property owner. – *Yes, private infrastructure is required to be maintained by the private ownership.*

11L. Please call out public storm manholes as 6ft MHs, per AW spec. Please call out as 4ft MH connection. – *Revised.*

11M. Advisory Notice: Fire sprinkler system may be required. Fireline should be outside of any public easement. – *Noted.*

11N. No trees within a utility easement or within 8ft of the utility. – *Trees shifted for clarity.*

12. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

14A. The adjacent property located to the west has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received. – *A sample letter was received. A letter will be sent to the adjacent owner once we are closer to plan approval.*

Aurora Forestry cannot approve plan until tree mitigation has been paid and a certified letter has been sent to the adjacent property. Please contact Aurora Forestry if you would like a sample letter. – *Noted. Tree mitigation payment will be paid prior to final mylars.*

13. PROS (Abigail Scheuerman / 303-739-7169 / Ahscheue@auroragov.org / Comments in mauve)

13A. Updated PROS Requirements – Your response to the pre-app comments states that your project is intended to be affordable housing. Although there was no reference to a potential partnership with the Aurora Housing Authority (AHA), your project would be exempt from PROS-related requirements if you demonstrate a business relationship with AHA. *If no documentation is provided, the land dedication/cash-in-lieu and park development fee requirements will apply:*

Land Dedication – The total land dedication requirement of 1.34 acre shall be satisfied by a cash-in-lieu payment. Being infill development, a current value of \$64,000 per acre can be applied for a total payment of \$85,760 due prior to plat recordation.

Park Development Fees – A \$2,098.46 fee for neighborhood park and community park purposes will be collected per unit if building permits are pulled this year, and the total paid would be \$272,799.80. –

Noted, affordable housing is no longer proposed.

13B. Contact the High Line Canal Conservancy in order to execute a license agreement for the trail connection. Please confirm contact has been made with your next submittal. – *In process.*

13C. The Developer will be responsible for maintenance of the trail connection. Please add language to site plan to reflect this responsibility. – *Noted. Note added to Site Plan Notes on Cover Sheet.*

14. Land Development Services (Roger Nelson / 720-587-2657 / RNelson@auroragov.org / Comments in magenta)

14A. 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.) – *Noted, updated Title will be provided once we get to final approval stage.*

14B. Advisory Comment-Send in the Certificate of Taxes Due 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.) – *Noted, Certificate of Taxes Due will be provided when we reach that stage.*

14C. 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-daytime limit. Please check these items before sending the plat in for recording. – *Noted.*

14D. Send in the closure sheet for the description. – *Provided.*

14E. Send in the State Monument Records for the aliquot corners used in the plat. – *Provided.*

14F. **Cover Sheet:** Description must match plat. (Lot I Block I, Highline Village Filing No. 4) – *Noted, revised.*

I4G. Sheet 2: B&D must match plat. Bearing must match plat. Description must match plat. ROW "varies" according to plat. – *Revised.*

I4H. Light overhanging into fire lane easement may require a license agreement. – *TBD. A license agreement on private property? For a private light?*

I5. Revenue: Aurora Water / Taps Office / Melody Oestmann – moestman@auroragov.org /

I5A. Storm Drain Development Fee Due: 3.726 acres x \$1,242 = \$4,627.69. – *Noted.*

I6. Public Service of CO/Right of Way Permits/Donna George/ donna.l.george@xcelenergy.com /303-571-3306

I6A. Letter attached. Respond to the comments in the response letter. – *The existing 6' easement has been maintained. A 10' wide easement would encumber the property and conflict with requirement water meter vault and required landscaping. We request to maintain the existing 6' easement.*

I7. Aurora Public Schools/Nicholas Leach/ njleach@aurorak12.org /651-470-3889

I7A. **Comment:** In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the I30 proposed apartment units is .4254 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan and plat approval. – *Noted.*

Should you have any further questions during the next review, please do not hesitate to contact me either by phone or email.

Sincerely,



Jon Spencer

jspencer@f-w.com

720.743.2349