



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

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October 21, 2019

Megan Turner
United Properties
1331 17th Street, Suite 604
Denver, CO 80202

Re: Second Submission Review – 38th and Tower Site Plan – Minor Amendment
Case Number: 2017-6033-01

Dear Ms. Turner:

Thank you for your submission, which we started to process on October 8, 2019. We have reviewed the plans and attached our comments along with this cover letter.

The primary remaining item to resolve is the relocation of gate posts from the fire lane and utility easement(s). The Civil plans will also need to be updated to reflect the site changes. Also critical to your timeline is the completion of the addendum to the license agreement and release of the public access easement. Final approval of the minor amendment is dependent upon the completion of these items.

Please revise your plans and send us a new submission on or before Monday, October 28, 2019. 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 give me a call. I may be reached at 303-739-7857.
Sincerely,

Debbie Bickmire, Planner II
City of Aurora Planning Department

cc: Jan Davis, Ware Malcomb, 1600 Champa St, Ste 350 Denver, CO 80202
Susan Barkman, Neighborhood Services
Cesarina Dancy, ODA
Dan Money, Assistant City Attorney
Filed: K:\SMA\2016-6033-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Encroachment into Fire Lane Easement (Life/Safety)
- Update civil plans (Public Works)
- Encroachment into utility easement (Water)
- Update the license agreement (Real Property)
- Complete the easement release process (Real Property)

PLANNING DEPARTMENT COMMENTS

Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal

1. Planning Comments

- 1A. Revise the fence line types to be consistent on all the plan sheets.
- 1B. Use delta symbol to identify elements of Amendment #1 only.
- 1C. Add the color of the tubular fence.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Public Works Engineering (Kristin Tanabe / 303-739-7512 / Comments in green)

2A. Civil plan revisions are required with this change. Please include the drainage letter with the civil plan revisions. Contact 303-739-7335 to create a revision folder.

3. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

3A. An Addendum to the Master License agreement shall be required for the new encroachments (fences and gates) within the utility easement, fire lane easement and public access easement. Contact Grace Gray at ggray@auroragov.org to initiate the process.

3B. Please work with Andy Niquette at aniquett@auroragov.org to complete the easement release process.

4. Life/Safety (Will Polk / 303-739-37371 / wpolk@auroragov.org / Comments in blue)

4A. The gate posts cannot encroach into or over the fire lane easement. Relocate the posts outside all fire lane easement.

5. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

5A. Relocate fence pole outside of utility and fire lane easements.