

November 23, 2024

James Schireman  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

RE: Aurora Fire Station #9 Rebuild – Site Plan & Conditional Use  
Application Number: DA-2387-00  
Case Numbers: 2024-6029-00; 2024-6029-01  
17200 E. Mexico Ave.  
Aurora, CO 80017

**Dear Mr. Schireman:**

We are submitting revised Development Plan drawings for the Aurora Fire Station #9 Rebuild. Below is a list of review comments we have received, with our responses.

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- On the site plan, adjustments 1 and 2 can be combined on the cover sheet as they are requesting relief from the same section of code. **Noted, these have been combined as directed.**
- Please add the required grading notes to sheet 4, per Aurora Engineering. **These notes have been added as requested.**
- Please contact Becky Lamphear with our Forestry Department to develop an approach for tree mitigation on site. **Noted, we will be paying into the tree fund.**

**1. Site Plan Organization and Clarity**

1A. No further comments at this time.

**2. Request for Adjustment Comments**

2A. While it was helpful to break down each instance of the need for adjustment in the letter, I agree with Kelly that adjustments 1 and 2 can be combined on the cover sheet as they are requesting relief from the same section of code. Please clarify the reasoning it applied to the western and southern property lines. **Response: The adjustments have been combined as directed.**

**3. Conditional Use Comments**

3A. No further comments at this time.

**4. Architectural and Urban Design Comments**

4A. No further comments at this time.

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

5A. If the same code requirement is deficient in two locations, it is still just "one" adjustment. There

should only be two adjustments listed on the cover sheet. Combine Adjustments one and two.

**Response: Adjustments have been combined as requested.**

#### **Sheet 7**

- 5B. Indicate on the landscape plan where the flagpole is being installed. **Response: The flagpole has been noted.**
- 5C. The details #2 and #3 provided on sheet 15 are of the proposed fence. One detail includes a barrier screen as part of the fence. Will there be a screen attached to the fence along its entire length or only on a specific portion? If so, is it transparent or will it prevent visibility into the site? Landscaping for buffers is supposed to be located along the exterior side of a fence or wall so that the adjoining lot is not viewing a blank wall. If the vegetation is visible through the fence this is acceptable. If not, and the plant material will be hidden by the barrier screen, an adjustment should be requested. **Response: Detail 2 shows to the pivot gate, the barrier screen is a requirement for safety at the gate controller. There is not a barrier screen on the fence.**

#### **Sheet 10**

- 5D. Update the landscape tables per the comments provided. **Response: All landscape charts have been revised per quantity totals and adjustment requests.**

#### **6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 6A. No further comments at this time.

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

#### **7. Civil Engineering** (Farhad Sawari / 303-739-7306 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)

##### **Sheet 4**

- 7A. Please add the grading listed on the redlines. **Response: Grading notes have been added as requested.**
- 7B. The utility and fire lane corridors need to be dedicated by separate document. **Response: Acknowledged. The survey documents needed to dedicate these corridors are currently being prepared. Labeling changed to say that these will be dedicated by separate document.**
- 7C. The sidewalk corridor needs to be dedicated by a separate document. **Response: A sidewalk corridor has been added.**
- 7D. The site seemed to previously call out the catch and gutter as existing. Please clarify if this is being replaced or is still existing. **Response: This has been revised to just remove/replace all of the curb & gutter instead of trying to salvage this small existing strip. The contractor requested this as it will be easier and provide a better final appearance.**

#### **8. Traffic Engineering** ( Jason Igo / 303.739.1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

- 8A. No further comments at this time.

#### **9. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

##### **Sheet 12**

- 9A. Please show the location on the Elevation Sheet per the Utility Plan Sheet #5. **Response: The FDC keynote has been added.**

##### **Sheet 14**

- 9B. Include the FDC and Riser Room signage on the Elevation Sheet. **Response: Items have been added as requested.**

**10. Aurora Water** (Ashley Ducan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

10A. No further comments at this time.

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

11A. Aurora Forestry does not allow tree equivalents for mitigation. Please identify how tree mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. **Response: A Tree Mitigation Fund column has been added to clearly show the amount due. No mitigation trees will be provided on site.**

**12. Land Development Services** (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. No further comments at this time.

**OTHER AGENCY COMMENTS**

**13. Arapahoe County Planning**

13A. No Comments.

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**14. Arapahoe County Public Works**

14A. No Comments.

**15. Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com )

15A. No new comments.

**REDLINE COMMENTS**

**Sheet 6**

- Please identify how tree mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. **Response: A Tree Mitigation Fund column will be added to clearly show the amount due. No mitigation trees will be provided on site.**

**Sheet 14**

- Include the FDC and riser room signage on the elevation sheet. **Response: Signage has been added as requested.**

Please don't hesitate to call or email if you have any questions as you review the revised drawings.

Sincerely,



Devon Jackson  
Architect, HB&A