



PEC Inc: Response to comments (Red):

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Morgan Jennings / 303-326-8834 / mjennings@auroragov.org / Comments in teal)
CoA_Site_Plan_Original

Sheet A0

1A. The delta should be number 3, rather than number 2, to match the reference number (1972-6006-**03**).
Changed deltas to 3.

1B. Currently, the Site Plan of Record (CoA_Site_Plan_Original) is separate from the amendment drawings (SP_AM_Rev1). Please combine these files, adding the amendment drawings to the end of the Site Plan of Record. Please bubble the page numbers and add the delta designation number 3 to the page additions. **Combined package.**

SP_AM_Rev1

Sheet A1

1C. 20 parking stalls are required per code with one being an accessible space. Sufficient parking is provided. **Noted.**

Sheet A2

1D. Advisory Comment: Per code [Section 146-3.3.6.L.4](#), outdoor waste and recycling receptacles for customers shall be provided, conveniently located, regularly serviced, and maintained. 1E. Advisory Comment: [Section 146-3.3.6.L.5](#) states that a minimum six foot clear pedestrian way must be maintained to allow pedestrian unobstructed passage around the outdoor patio area. **Added these sections to A2 sheet**

Sheet C1

1F. A code violation for the northern fence was served on January 6, 2025. Chain link fence is prohibited in this MU-C zone district. Planning cannot grant a variance for this fence. Please remove the fence and/or replace it with a permitted fence material. Permitted fence materials include the following:

- Brick, stone, and decorative concrete masonry unit (CMU) fences
- Wrought iron style and metal picket fences
- Pre-cast concrete composed of integrally colored concrete and convincingly replicate the appearance of brick, stone, stucco and CMU fences
- Closed style wood or stockade fencing
- Wood or concrete three-rail and/or split rail fencing
- Composite wood fencing

Using Stockade Fencing added call-out.

2. Fire / Life Safety (Carl Horst / 303-739-7639 / chorst@auroragov.org / Comments in blue)

SP_AM_Rev1

Sheet A1

2A. Please note the City of Aurora is currently reviewing under the 2021 I codes, 2023 NEC and 2017 A117.1. **Corrected on sheet A1**

Sheet A2, S1, S2

2B. Please note this page was not reviewed for code compliance, a separate building permit and review are required for the construction of the patio. **Noted**

3. Land Development (Darren Akrie / 303-739-7331 / dakrie@auroragov.org) 3A. Approved **Noted**