



January 6, 2017

Mr. Stephen Rodriguez
City of Aurora Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: **Minor Amendment for DA 200201**
15100 E. 40th Avenue Aurora, CO 80202

Dear Stephen:

Attached, please find the Minor Amendment Application Form for 15100 E. 40th Avenue (aka Confluent Center 70).

To simplify and expedite your review, we have provided “before (the approved plan) and after (the revised plan)” sheets. All affected changes have been clouded and/or highlighted for your review.

A summary of the changes on each sheet are as follows:

Sheet 1-Cover Sheet

- Updates were made to the table on the cover sheet and were clouded for your convenience.

Sheet 3 –Site Plan Sheet

- 26 Parking space were removed
 - Two parking islands were removed (with the removal of the spaces) in the clouded area
 - Parking provided remains well above the City requirement
- Roll off enclosure was added adjacent to the trash enclosure
- Truck doors and a man door was added on the south elevation (see elevation sheet for further details)

Sheet 4-Grading and Utility Schematic

- Grading and contours were revised to accommodate the additional truck doors, man door and roll off enclosures

Sheet 5-Drainage Basin

- Drainage calculations were revised

Sheet 10-Exterior Elevation

- A new storefront system was added on the west elevation in the existing knock out panel to meet tenant office program
- One man door and four truck doors were added on the south elevation



- Drive in door and man door exchanged places
- Two dock doors were inserted in knock out areas of the building

Sheet 13-Floor Plan

- Reflects the man door and four truck doors added on the south elevation

L1-Landscape Notes

- Landscape Tables were updated per the revised highlighted items

L3-Landscape Plan

- Landscape sheet were revised (on the west side of the building) to accommodate the removal of parking spaces and the addition of the man door and truck doors

L4-Landscape Plan

- Landscape sheet was revised. The trees (and shrubs) that were removed in the SE corner storm management area were due to the gravel backfill and geo-grid behind the wall and lack of soil depth. A similar condition on the north side of the pond in the strip next to the curb. Trees were shifted outside this area.
- Sod was added to replace the trees on the north side of 40th Avenue, which conflicted with Xcel's easement. Kelly Bish has been informed and concurred with removing plants in these areas. Landscape requirements have been met with these changes

We are happy to meet with you, should you require further explanation of the minor changes referenced in this submittal.

Thank you again for your expedited review of these changes. As you may remember, we are in **competition to recruit this company in Aurora, and must meet a very quick time line.** Anything that you and other staff can do to expedite your review will aid in our efforts to secure this company to the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'H McNeish', written in a cursive style.

H McNeish
Senior Director of Real Estate Entitlements

Cc: Mark Geyer, City of Aurora
Becky Hogan, Edge Consulting