

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



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September 7, 2018

Stephanie Beguin  
25072 E Davies Dr  
Aurora, CO 80016

**Re: Technical Submission Framework Development Plan, Site Plan and Plat Review – 470 Storage FDP, CSP, and Plat**  
Application Number: **DA-2115-00**  
Case Number(s): **2017-7005-00; 2017-6054-00; 2017-3054-00**

Dear Ms. Benguin:

Thank you for your technical submission, which we started to process on Thursday, August 23, 2018. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since important issues still remain, you will need to make another technical submission on or after September 21, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

Brenden Paradies, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Kelsey Kijowski, Kimley-Horn & Associates, Inc., 4582 s Ulster St, Suite 1500, Denver, CO 80237  
Meg Allen, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\2115-00tech2.rtf



## Technical Submission Framework Development Plan, Site Plan and Plat Review

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Brenden Paradies/ [bparadies@auroragov.org](mailto:bparadies@auroragov.org) / 303-739-7266/ PDF comment color is teal.

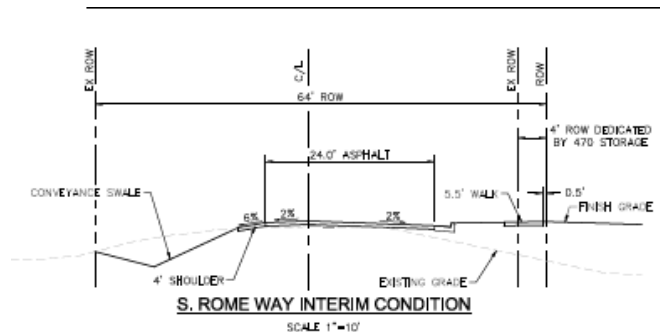
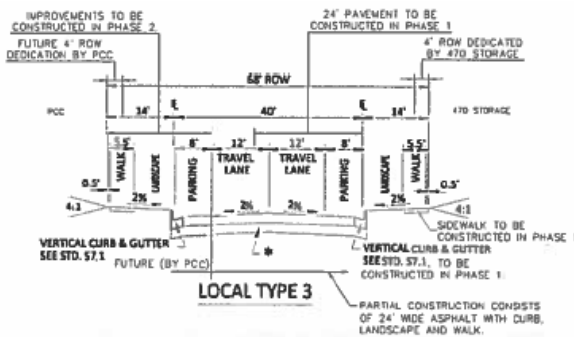
#### 1. Community Questions Comments and Concerns

1A. Referrals were sent to two abutting property owners as well as outside referral agencies. No additional comments have been submitted or received.

#### 2. Zoning and Land Use Comments

2A. Please complete the avigation easement form, included with this packet, and provide as an uploaded document with the next submittal. The planning department will make sure the document is recorded with the county.

2B. The cross section shown on Site Plan sheet 3 appears to be missing the level of detail for phasing and indicating what each section is compared to the previous submission. Please re-include this level of detail with next submittal.



### REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- License Agreement Process required- Real Property
- Site Plan notes missing- Engineering
- Drainage Report needs to be completed and uploaded to Civil Portal- Engineering
- Minor edits to Site Plan requested- Water

#### 3. Civil Engineering

Reviewed by: Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / PDF comment color is green for redlines.

3A. See redline comments on the Site Plan and Plat in regards to:

- Please review the required standard notes list provided at the end of this packet. Several notes are still missing.
- The PIP indicates street lights will be installed on Rome Way with Phase 1. Street lights will be owned and maintained by the City and must meet COA standards. A street lighting plan is required with the civil plan submittal
- Public Works will not approve this site plan until the preliminary drainage report is approved. The Drainage plan and report needs to be submitted to the civil portal. These documents will not be reviewed on the Site Plan portal.
- Where is the 0.78% slope? The section shows 2% slope for the roadway and should be 2% behind the curb.

#### 4. Parks and Open Space

Reviewed by: Chris Riccardiello / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / 303-739-7154 / PDF comment color is purple for redlines.

4A. Approved. No further comments.



## **5. Life Safety**

Reviewed by: John Van Essen / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / 303-739-7489/ PDF comment color is blue.

5A. Approved. No further comments.

## **6. Real Property**

Reviewed by: Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294.

6A. See red line comments on the Site Plan. Contact Grace Gray to start the License Agreement for the fences and gates that are encroaching into the easements.

License Agreement: The items identified on your site plan that are encroaching within easements dedicated to the City will have to be covered with a license agreement, please Contact Grace Gray in Real Property at 303-739-7300 or [ggray@auroragov.org](mailto:ggray@auroragov.org) for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Please refer to this link for document requirements.

[https://www.auroragov.org/business\\_services/development\\_center/tools\\_and\\_resources/real\\_property/](https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/)

6B. Minor edits requested to the Plat for Surveyor Certificate information. Provide the updated title work with next submittal.

## **7. Traffic Engineering**

Reviewed by: Victor Rachael/ [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / 303-739-7309 / PDF comment color is gold for redlines.

7A. Approved. No further comments.

## **8. Aurora Water**

Reviewed by: Steven Dekoski / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739- 7490

8A. See redline comments on the Site Plan in regards to:

- Including the water main sizes and pipe types.
- Showing the 10' maintenance access to the pond and outlet structure.

Return to:  
Janice Napper, City Clerk and Recorder  
City of Aurora Colorado  
15151 East Alameda Parkway  
Aurora Colorado 80012

### **AVIGATION EASEMENT**

1. The undersigned (the "Grantor(s)") (is)(are) the owner(s) of that certain parcel of real property more particularly identified and described in the legal description attached to and made a part of this instrument as Exhibit A (the "Property").
2. Grantor(s), for (itself)(themselves), (its)(their) successors and assigns, hereby grant(s) and convey(s) to THE CITY OF AURORA, COLORADO, its successors and assigns (the "City"), a perpetual and assignable easement in and over the Property and a right-of-way for the free and unrestricted passage and flight of all aircraft in the navigable airspace above the surface of the Property as defined by the Federal Aviation Act of 1958, 49 U.S.C. § 40101, et seq., and the regulations adopted pursuant thereto, as the same are from time to time amended (the "Airspace").
3. Said easement and right-of-way shall include, but is not limited to:
  - a. For the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons of any and all aircraft now known or hereafter invented, used, or designated for navigation of or flight in the air, in, through, across or about any portion of the Airspace;
  - b. The right to cause or create, or permit or allow to be caused or created in the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and all other effects as may be inherent in the proper operation of aircraft;
  - c. The right to clear and keep clear the Airspace of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees or any other objects which extend into the Airspace and the right to cut to the ground level and remove any trees which extend into the Airspace;
  - d. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon, the Property, and which extend into the Airspace; and

e. The right of ingress to, passage within, and egress from the Property, solely for the above stated purposes.

4. Grantor(s) hereby covenant(s) with Grantee as follows:

a. Grantor(s) will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Property to extend into the Airspace, constitute an obstruction to air navigation, or obstruct or interfere with the use of the easement and right-of-way herein granted; and

b. Grantor(s) will not use or permit the use of the Property in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon the Airport and any aircraft.

5. The easement and right-of-way granted herein shall be deemed in gross, being conveyed to Grantee for their benefit and the benefit of any and all members of the general public who may use said easement or right-of-way operating aircraft in or about, or in otherwise flying through, the Airspace.

6. The covenants and agreements made herein shall run with the land and shall be binding upon Grantor(s) and (its) (their) successors and assigns.

7. The City is hereby designated as agent for all purposes regarding the enforcement or removal of the easement and right-of-way granted herein.

8. It is understood and agreed that Grantor(s) shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise or nuisance of any kind or description resulting, directly or indirectly, from aircraft overflights; provided, however, that nothing herein shall divest Grantor(s) of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.

9. Nothing herein shall be construed to be a waiver of the governmental immunity afforded to the City or any other governmental agency or department by virtue of the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as amended.

(Page intentionally left blank.)

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

GRANTOR(S)

By: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of  
\_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_, \_\_\_\_\_ (and  
\_\_\_\_\_) (Grantor(s).

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

### **Required Site Plan Notes**

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

#### **4. Commercial Projects built under the 2015 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

*(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*

#### **Accessibility Note for Commercial Projects Built under the 2009 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.



7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn \_\_\_\_ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

**Note:** This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>