

April 4, 2025

Mr. Josue Loma  
**Planning and Development Services**  
**City of Aurora**  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012



**RE: Geo Processing Center – Site Plan Amendment**  
Response to comments dated February 26, 2025  
Aurora Case No.: 2007-6063-007

Dear Mr. Loma:

The intent of this letter is to provide a response to the City of Aurora comments dated February 26, 2025 for the Geo Processing Center Site Plan Amendment. The comments are reproduced below and the response is provided in blue text. Response to PDF comments are also provided with the resubmittal.

## **1. Planning**

1A. Page 1, Sheet 1:

- i. Please verify that all historical red lines and deltas are carried forward if they are not directly modified via the current project scope. For example, this sheet should have a red cloud and delta 6 around the sheet number that is being carried forward from the previous amendment. Please complete this step for all applicable sheets.

**Response: This has been provided to all applicable sheets.**

1B. Page 5, Sheet 5:

- i. Please verify that all historical red lines and deltas are carried forward if they are not directly modified via the current project scope. For example, this sheet should have a red cloud and delta 6 around the sheet number that is being carried forward from the previous amendment. Please complete this step for all applicable sheets.

**Response: Comment is a duplicate of 1A.**

1C. Page 18, Sheet 13:

- i. Please clarify if this walkway will remain and if there should be a pedestrian gate here.
- ii. Please keep only one of these notes.

**Response: There is a pedestrian gate. The gate has been called out and a detail added. The duplicate note was removed.**

## **2. Fire / Life Safety**

2A. Page 5, Sheet 5:

- i. The site improvement plan needs to show the location of all proposed gates and identify with the suggested naming convention. There is a 3rd gate off East 30th St. to the west that is not shown on the plans.

**Response: New sheet 5A added to show 3rd gate off East 30th St.**

- ii. Please provide a Knox Box at the 24-foot Manual double Swinging Gate to the east closest to N. Peoria and the 24-foot gate to the west that encloses the small parking area on the south side of the building.

**Response: Knox boxes added.**

- iii. Clearly identify as Manual or Powered. Electric Gates shall be equipped with a manual means of opening the gate by Fire Department personnel in the event of complete power failure.

**Response: Gates are manually operated and identified as such.**

- iv. The Gate at the east of the building that crosses the Fire Lane Easement is required to be a powered Gating System and have a Siren Operated System for Apparatus Access. Please show on the plans and in the naming convention.

**Response: Discussed during a meeting on 3/10/25. The gate is not required to be power operated nor have a siren operated system and can remain as a manual gate.**

2B. Page 7, Sheet 6A and Page 16, Sheet 13A:

- i. Please reach out to the reviewer to clarify the intent of their highlights on the above pages/sheets.

**Response: No changes needed.**

### **3. Land Development**

3A. Page 13, Sheet 13:

- i. The 6' chain link fence needs to be added to the Master License Agreement currently in process M.L.A. 25-11 since the fence encroaches into the 26' Utility Easement and the Drainage Easement in this area.

**Response: The fence was added to the MLA and it has been recorded.**

- ii. Please illustrate and label the Drainage Easement in this area per the plat of Aurora Processing Center Annex Subdivision Filing No. 1.

**Response: The drainage easement has been added.**

Please contact myself or any member of the team with any questions you may have. Please provide comments or approval to Jason Rivera [jrivera@clunegc.com](mailto:jrivera@clunegc.com) and Rob Hansen, [rhansen@jrengineering.com](mailto:rhansen@jrengineering.com).

Sincerely,  
**JR ENGINEERING, LLC**



Rob Hansen, PE, CFM  
Client Manager