



December 17, 2024

Josue Loma, Planner
James Schireman, Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Re: AURORA COMMERCE CENTER FLG NO 1 (BUILDINGS C & D)
Minor Site Plan Amendment
22100 East 26th Avenue
Aurora, CO
Case No. 2003-6040-11
Response to Email from James Schireman on November 22, 2024

Dear Josue & James,

Intergroup Architects submitted construction documents to the Aurora Building department that included an exterior fenced storage yard for the tenant located at the northwest corner of Building C. James indicated via email that the fenced storage area should be included in the site amendment package. Intergroup has updated the site amendment package including the cover sheet, Sheet 3A Site Plan and added Sheet 4C to include the new tenant exterior storage area.

The following sheets have been provided and added to the original drawing set:

Cover Sheet
3A Site Plan (Updated 12.17.2025)
4A Enlarged Site Plan – West
4B Enlarged Site Plan – East
4C Enlarged Site Plan – Northeast (Added 12.17.2025)
6A Grading Plan
6B Grading Plan
10A Landscape Site Plan - West
10B Landscape Site Plan – East
10C Landscape Details
15A Exterior Elevations
17A Traffic Plan Exhibit
45A Electrical Site Photometrics

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45B Electrical Site Photometrics – West Side Parking
45C Electrical Site Photometrics – East Side Parking
45D Sight Lighting Details
45E Electrical Site Photometrics Cut Sheets

We have not received comments from the resubmittal that we provided on October 31, 2024. The following is a response to the Review Comments dated October 29, 2024.

Review comments are in *italic print* and responses are in **bold print**.

1 Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org)

1B. Page 1, Sheet 1:

- i. A revision has been made to the MA description - please review for accuracy and retain this edit moving forward.*

The added MA description is accurate and will be retained moving forward.

2 Civil Engineering (Sergio Um / 303-739-7563 x37563 / sum@auroragov.org)

2B. Page 49, Sheet 45D:

- i. REPEATED COMMENT FROM 2ND REVIEW. Need photometric data for the accessible paths. PER COMMENT RESPONSE: Photometric data has been provided for the accessible path. Photometric data has NOT been provided for the accessible path.*

A table has been added to Sheet 45D providing the photometric data for the egress paths (accessible routes) at the east and west parking areas. The photometric plans on Sheets 45B & C have been updated.

3 Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org)

3A. Page 16 and 20, Sheet 10B and 15A:

- i. Repeat request to show the location of FDC and Knox box.*

The FDC and Knox box locations are shown on the architectural plans 4A & 4B. Sheet 10A & 10 10B are the landscape plans. The FDC and Knox box locations have been added to the plans. The location of the FDC and Knox box has been added to the exterior elevation on Sheet 15A. See elevations 3 & 4 and the Key Notes.



3B. Page 47, Sheet 45B:

i. Please correct the lighting at this point. It must be 1 foot candle at a minimum.

The previous photometric plans showed the interior lighting as 0.0. The interior lighting data has been removed from the plans for clarity. The minimum foot candle of 1.0 is indicated on the plan.

We hope that this addresses all new and outstanding comments, and the site plan amendment may be approved.

Regards,

Deron L. Granville, AIA
Architect