



January 16, 2025

James Schireman  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

RE: Aurora Fire Station #9 Rebuild – Site Plan & Conditional Use  
Application Number: DA-2387-00  
Case Numbers: 2024-6029-00; 2024-6029-01  
17200 E. Mexico Ave.  
Aurora, CO 80017

**Dear Mr. Schireman:**

We are submitting revised Development Plan drawings for the Aurora Fire Station #9 Rebuild. Below is a list of review comments we have received, with our responses.

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please coordinate with Forestry to ensure the tree mitigation fees are paid. **These fees have been paid.**
- Please revise the planting count requirements to avoid non-compliance issues in the future. **The planting counts have been updated as requested.**
- Please update the amendment box size. **Box has been updated as requested.**

**1. Site Plan Organization and Clarity**

- 1A. It looks like the amendment box was downsized to fit some other things. Could you please make it at least 5" wide so there is plenty of space to document future amendments? **Box has been updated as requested.**

**2. Request for Adjustment Comments**

- 2A. No further comments at this time.

**3. Conditional Use Comments**

- 3A. No further comments at this time.

**4. Architectural and Urban Design Comments**

- 4A. No further comments at this time.

**5. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 5A. Please update the required and provided quantities per my redlines as to avoid any potential non-compliance issues in the future.  
**Response: Notes and counts have been updated as requested**

**6. Addressing** (Phil Turner / 303-739-7357 / pturner@auroragov.org)

6A. No further comments at this time.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 7. Civil Engineering (Farhad Sawari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

#### Sheet 4

7A. No further comments at this time.

### 8. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in orange)

8A. No further comments at this time.

### 9. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

9A. Advisory Comment: Please note that the gating system will require a separate gating permit applied for under a licensed contractor. **Noted. This comment has also been added to the Notes sheet.**

### 10. Aurora Water (Ashley Ducan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

10A. No further comments at this time.

### 11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

11A. Aurora Forestry cannot approve this plan until the tree mitigation fees have been paid. **The fees have been paid.**

### 12. Land Development Services (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. No further comments at this time.

## OTHER AGENCY COMMENTS

### 13. Arapahoe County Planning

13A. No Comments.

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### 14. Arapahoe County Public Works

14A. No Comments.

### 15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com )

15A. No new comments.

## REDLINE COMMENTS

#### Sheet 3

- Per civil submittal, the ADA parking spot has been increased to 9' in width. **Response: This is for your awareness, so the plans are consistent.**

#### Sheet 5

- Verify Aurora Water will permit the installation of this fh at 250-feet from the source water supply in E Mexico Ave. **Response: Yes, Aurora Water has been reviewing this DA set as well and commented/required that this layout needs to be an 8" public main for the purpose of not having a long, dead end, 6" private fire hydrant line.**
- Gating system installation to be approved under separate license agreement. A separate building permit through the building division is required to be obtained by the contractor prior to the

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installation of any gating/barrier system that crosses a dedicated fire lane easement. **Response: The City does not do a license agreement with itself and therefore this comment is not applicable.**

**Sheet 10**

- Add this note below the building perimeter table. **Response: Note has been added as requested.**
- Round down in this case otherwise you will be in non-compliance. **Response: Counts have been revised as requested.**

**Sheet 17**

- The Photometric Plan has been updated to show the lighting levels in E. Mexico Ave as required by the civil review comments. **Response: This is for your awareness, so the plans are consistent.**

Please don't hesitate to call or email if you have any questions as you review the revised drawings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Devon Jackson', with a stylized flourish extending to the right.

Devon Jackson  
Architect, HB&A