



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

June 22, 2018

Kenneth Harshman  
Grey Wolf Architecture  
1543 Champa st. #200  
Denver, CO 80202

**Re: Majestic Commercenter Building 20**  
**Minor Amendment:** Case Number: 1999-6014-03

Thank you for your submission. We have reviewed it and have the following comments:

**A. Landscaping**

W. David Barrett, 303-739-7133, [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)

- The parking lot needs to show the maximum number of spaces at 15. A landscape island containing a tree and understory treatment is required. All dead trees and shrubs need to be replaced.

**B. Life Safety**

John J. Van Essen, 303-739-7489, [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org)

Please see Marked-Up (In Blue) Site Plan for Specific Comments. Thank You!

**Sheet A-2:**

- Please clarify the north/east side 23' Fire Lane Easement.
- Please label 23' Fire Lane Easement in Key Notes.
- Please add "Manual" to Key Note 4.
- Please Add: "Knox Box with Key" (policy change) to Key Note 4.
- Please add "Electric" to Key Note 5.

**Sheet A-3:**

- Please add both Gates descriptions and details to this Detail. Please label and include: 1) 35' Automatic Electric Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. 2) 23' Manual Sliding Gate with Approved Knox Box and Keys.
- Please add Note: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

**C. Real Property**

Darren Akrie, 303-739-7331, [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

- Please see marked-up site plan

**D. Engineering**

Kristin Tanabe, 303-739-7306, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- Please see marked-up site plan.

**E. Forestry**

Rebecca Lamphear, 303-739-7177, [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org)

There will be many trees impacted by redevelopment of this site, some of which are too small to require tree mitigation. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Community Tree Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Sheet 5, the landscape plan indicates only 24 trees will be removed I have a total of 30 trees that are present and marked on the plan. Please confirm total number of trees removed

The caliper inches that will be lost are 120", but only 36" would be required for planting back onto the site. The mitigation value is \$4,490.00.

Tree #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Hawthorn	11	\$966.72		3
2	Hawthorn	12	\$932.23		4
3	Austrian Pine	4	\$156.04		2
4	Austrian Pine	6	\$139.93		1
5	Austrian Pine	3		<4 no mitigation required	
6	Austrian Pine	4	\$62.41		1
7	Austrian Pine	2		<4 no mitigation required	
8	Austrian Pine	4	\$62.41		1
9	Austrian Pine	5	\$243.24		3
10	Austrian Pine	4	\$62.41		1
11	Austrian	4	\$156.04		2

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	Pine				
12	Hawthorn	3		<4 no mitigation required	
13	Hawthorn	4	\$166.44		2
14	Hawthorn	4	\$166.44		2
15	Austrian Pine	3		<4 no mitigation required	
16	pinon pine	2		<4 no mitigation required	
17	Colorado blue spruce	4	\$156.04		2
18	Colorado blue spruce	4	\$156.04		2
19	Colorado blue spruce	4	\$156.04		2
20	Tree is gone			Tree is gone	
21	Austrian Pine	5	\$243.24		3
22	Austrian Pine	4	\$62.41		1
23	Austrian Pine	4	\$62.41		1
24	Austrian Pine	4	\$93.62		1
25	Tree is gone			Tree is gone	
26	pinon pine	2		<4 no mitigation required	
27	Green ash	3		<4 no mitigation required	
28	Green ash	3		<4 no mitigation required	
29	pinon pine	2		<4 no mitigation required	
30	Hackberry	6	\$447.79		4

- F. **Aurora Water**  
John Villines, 303-739-7646, [jvilline@auroragov.org](mailto:jvilline@auroragov.org)
- Please see marked-up site plan

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**G. Traffic**

Brianna Medema, 303-739-7336, [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

- Please see marked-up site plan

Since there are several outstanding issues, you will need to make another submission. Please e-mail me the revised site plan. As always, if you have any comments or concerns, please give me a call. I may be reached at [pingrum@auroragov.org](mailto:pingrum@auroragov.org) or 303.739.7227

Sincerely,

A handwritten signature in blue ink, appearing to read "Porter Ingram".

Porter Ingram  
Senior Planner  
Planning and Development Services Department