



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

June 5, 2024

Brian Holmes  
Ware Malcomb  
990 S Broadway STE 230  
Denver, CO 80209

**Re: Third Submission Review – Majestic Commercenter Building No.29 Parking Lot - Site Plan Amendment and Plat**

Application Number: **DA-1127-35**

Case Numbers: **2015-6012-04; 2019-3058-00**

Dear Brian Holmes:

Thank you for your third submission, which we started to process on May 14<sup>th</sup>, 2024. We have reviewed your plans 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 several important issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of June 26<sup>th</sup>, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date is set for June 26<sup>th</sup>, 2024. Please remember that all abutter notices for hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Justin Andrews, ODA  
Filed: K:\\$DA\1100-1199\1127-35rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Have the sidewalk along the truck spaces connect to the rest of the internal sidewalk network. [Planning]
- Code does not permit more than 33% high water use landscape, sod in particular. [Landscaping]
- The Site Plan will not be approved by Public Works until the Preliminary Drainage is approved. [Civil Engineering]
- The typical parking space length is 19'. [Traffic Engineering]
- Show fire lane turning radii and accessible routes. [Fire/Life Safety]
- This lot requires an irrigation water meter for the landscaping needs. Please show the irrigation water meter location with a 10' water utility easement. [Aurora Water]
- Storm Drain Development Fees totaling \$6757.72 are due prior to recordation of the site plan or plat. [Revenue/TAPS]
- Gates across the Fire Lane Easement will require a license agreement. [Land Development Review]

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1B. There were no community comments received on this review cycle.

#### **2. Completeness and Clarity of the Application (Comments in teal)**

2A. There were no more completeness or clarity comments on this review.

#### **3. Zoning and Land Use Comments (Comments in teal)**

3A. There were no more zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues (Comments in teal)**

[Site Plan page 4]

4A. Please have the sidewalk along the truck spaces connect to the rest of the internal sidewalk network. Make use of crossings and ramps where needed.

#### **5. Parking Issues (Comments in teal)**

5A. There were no more Parking issues on this review.

#### **6. Architectural and Urban Design Issues (Comments in teal)**

6A. There were no more Architectural or Urban Design issues on this review.

#### **7. Signage Issues (Comments in teal)**

7A. There were no more signage comments on this review.

#### **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

[Site Plan Page 7]

8A. Regardless of client direction, the previous code and the current code do not permit more than 33% high water use landscape, sod in particular. Please correct the plan and the table.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **9. Civil Engineering (Christopher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)**

[Site Plan Page 1]

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage (RSN 1416663 / 1802470) is approved.



- 9B. Please remove AutoCAD SHX test items in the comment section. Please flatten to reduce select-ability of the items.

**10. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 4]

- 10A. Typical space length is 19'.  
10B. Leader to sidewalk appropriately.

[Site Plan Page 11]

- 10C. The car count on this sheet differs from Sheet C9

**11. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

[Site Plan Page 3]

- 11A. Update the text in this note to 2017.  
11B. Update the text in this note to 2021.

[Site Plan Page 4]

- 11C. A license agreement through Land Development Review Services will be needed for the gate across the fire lane.  
11D. Show fire lane turning radii. Typical  
11E. Provide a minimum of 6" clearance from bottom of gate to finished grade.  
11F. Show Knox box.  
11G. Label Proposed Sidewalk as Accessible route.  
11H. The site data block indicates accessible parking spaces and van but this sheet doesn't show accessible parking. Please clarify.

[Site Plan Page 7]

- 11I. Label the fire hydrant and show the FH symbol in the legend.

[Site Plan Page 11]

- 11J. Label and show all accessible routes with a heavy dashed delineation.

[Plat Page 2]

- 11K. Fire lane turning radii for a 23' fire lane easement are inside 29' and outside 52'. Typical.

**12. Aurora Water** (Steven Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

[Site Plan Page 4]

- 12A. This lot requires an irrigation water meter for the landscaping needs. Please show the irrigation water meter location with a 10' water utility easement.

**13. Revenue/TAPS** (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 13A. Storm Drain Development Fee Due: 5.441 acres x \$1242/acre = \$6757.72.

**14. Land Development Review** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 14A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.  
14B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.  
14C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.  
14D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.  
14E. Easement to be dedicated by separate document need to show the reception number or remove them, if not



executed at the time of plat acceptance.

[Site Plan Page 1]

14F. Revise the property description to include the additional area.

[Site Plan Page 4]

14G. Match exterior parcel boundary bearing and distance/curve data with the plat.

14H. Show & Label all existing easements to match the plat & include Reception Numbers for those easements.

14I. Gates across the Fire Lane Easement will require a license agreement.

14J. Will this plat create an unusable remnant?

[Plat Page 1]

14K. Revise the vicinity map to show ½ mile each direction from the site exterior and label all publicly dedicated roads within the same. Label the County line between Denver & Adams and label the Cities.

14L. Aerial easement language may be required (see title commitment B-2 Item #20)

14M. Notes – Insert “or tract” in several places.

14N. Surveyors Certification – match language from the COA 2023 Subdivision Plat Checklist.

14O. Remove the Clerk & Recorder’s Certificate as Adams County now stamps this information on the plat.

[Plat Page 2]

14P. Provide monument record for the N ¼ S27 & E ¼ S27.

14Q. Provide the recording information for all easements labeled with “To be dedicated by separate document” or remove the easement and reference, if those easements are not recorded at the time of plat acceptance (Sheet 3 too).

14R. Label Street Name, ROW width & recording information for 38th Avenue & Himalaya Road.

14S. Label Curve data for exterior parcel boundary along Himalaya Road.

14T. Fully describe all monuments.

14U. Tie all found monuments to the survey with Bearings and Distances.

14V. Match the legend and graphics line types.

14W. Will this plat create an unusable remnant?

**15. Xcel Energy Public Service Co (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

15A. There were no more comments from Xcel Energy on this review.