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November 21, 2024

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

Initial Submission Review – ADT Dealer Account Center – Site Plan Amendment  
Case Number: 2000-6027-06

Dear Josue Loma:

**1. Planning (Josue Loma / 720-346-2145 / [jloma@auroragov.org](mailto:jloma@auroragov.org) / Comments in teal)**

**1A. Page 1, Sheet 1:**

- i. Please use the site plan of record coversheet and overlay any edits you've made, as we must keep all signatures under the owner and CoA signature blocks.

**RESPONSE:** *Coversheet has been revised to include owner and CoA signature blocks.*

**1B. Page 2, Sheet 2:**

- i. This is a repeat comment. Please show compliance with Sec. 4.5.4 (E)(2) by showing the accessible route from all new accessible parking spaces to the accessible building entrances. Further, please note that all accessible routes must be located within a sidewalk that is at least six feet wide. The new ADA parking spaces do not show compliance with this standard.

**RESPONSE:** *Revised ADA locations have been made to accommodate the accessible routes with 6 foot wide pathways as indicated.*

- ii. Per the ADA Design Guidelines, a van accessible parking space shall provide a minimum 96" wide access aisle. Please revise this design to show compliance with this standard.

**RESPONSE:** *Existing ADA Van parking spaces to remain.*

- iii. Per Sec. 4.6.5. (D)(5)(a), Parking areas for public use shall be designed so that a parked vehicle does not overhang the public right-of-way, fire lane easement, public sidewalk, or trail unless the right-of-way, fire lane easement, sidewalk, or trail is widened by the amount of the overhang and does not reduce the width of an area or route required to meet the standards of the Americans with Disabilities Act. Please review these parking spaces and verify compliance with this standard.

**RESPONSE:** *New parking layout has been revised so no ADA parking spots overhang the public right of way, fire lane easement, public sidewalk or trail.*

- iv. Please label all newly proposed structures (fence, gate, bollards) and reference detail number and/or sheet number.

**RESPONSE:** *All new structures have been labeled and refenced details.*

**2. Fire / Life Safety (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)**

**2A. Page 2, Sheet 2:**

- i. SEE THE NOTE ON SHEET NUMBER 5 REGARDING ADA PARKING SIGNS.

**RESPONSE:** *Note has been added to sheet number 5.*

- ii. Provide the License Agreement Number that permits the installation of the gating system(s) that encroach into or cross a fire lane or access easement. Once completed, we can proceed with approving the Site Plan Amendment. (TYP ALL GATES).

**RESPONSE:** Master License Agreement in process.

2B. Page 5, Sheet 5:

- i. ADA PARKING SIGNS:- MUST NOT BE PLACED IN THE SIDEWALK IN FRONT OF THE ADA SPACE.- MUST BE PLACED AT THE BACK OF SIDEWALK.- WHERE SIGNS ARE PLACED IN THE GUTTER PAN AT THE FRONT OF THE ADA SPACE, USE BOLLARD TYPE SIGNS. THE ADA SPACE WILL NOT REQUIRE A PARKING STOP WHERE BOLLARD TYPE SIGNS ARE LOCATED.

**RESPONSE:** Note and detail have been added to sheet 5.

3. **Land Development (Su Wever/ swever@auroragov.org / Comments in Magenta)**

3A. Page 1, Sheet 2:

- i. Master License Agreement is required for the 16' Manual Swing Gate located within the 16' x15' UE. Please submit a Master License Agreement Application.

**RESPONSE:** Master License Agreement in process.

- ii. Master License Agreement is required for the 26' Manual Swing Gate located within the 23' Fire Lane and Utility Easement. Please submit a Master License Agreement Application.

**RESPONSE:** Master License Agreement in process.

- iii. 25' Gate in 23' Fire Lane and Utility Easement. A Master License Agreement is required. Please submit a Master License Agreement Application.

**RESPONSE:** Master License Agreement in process.

- iv. (2) 17' Gates in 23' Fire Lane and Utility Easement. A Master License is required. Please submit a Master License Agreement Application.

**RESPONSE:** Master License Agreement in process.

4. **Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)**

4A. Page 19, Sheet Fence Detail:

- i. Please revise this note to include the following language:
  - a. "a minimum 45' from the adjacent street flowline"**RESPONSE:** Note language has been revised
- ii. Please note that the gate shall be setback a minimum 45' from the adjacent street flowline.  
**RESPONSE:** Minimum 45' from adjacent street flowline has been noted at all gates.
- iii. Please revise to "R3-7R Sign".  
**RESPONSE:** Note has been revised. .

Sincerely,

**Ashley Fruhwirth**  
Senior Project Architect  
EUA  
direct : [303.256.1142](tel:303.256.1142)