



January 22, 2019

Deborah Bickmire
Planner II
City of Aurora
Planning & Development Services – Planning Division
15151 E. Alameda Pkwy.
Suite 2300
Aurora, CO 80012

Re: Minor Amendment Application

Adolfson & Peterson, Inc., Aurora, CO Headquarters – Final Development Plan (Phase III Bldg Addition); Lot 1, Block 1 Thunderbird Industrial & Technological Center Subdivision Filing No. 4

Aurora Plan No.: 1994-6017-4
Crestone Project No.: 18004

Dear Ms. Bickmire:

On behalf of the applicant (AP Mountain States, LLC, aka Adolfson & Peterson Construction, Inc.) and the property owner (BDKMS Partnership), this Cover Letter has been prepared to provide a brief overview of the planned minor amendments to the approved *Final Development Plan for the Adolfson & Peterson, Inc. Aurora, CO Headquarters* (Aurora Plan No. 1994-6017-4). The amendments proposed are associated with the Phase III Building Addition which is currently under construction.

The subject property is located on Lot 1, Block 1 Thunderbird Industrial & Technological Center Subdivision Filing No. 4. And has a street address of 797 Ventura Street, Aurora, CO 80011. The property is 2.87 acres in size and is zoned M-1.

As construction of the Phase III building addition has progressed, a few items have been encountered and the following describes the amendments to the site plan which are being presented as part of the Minor Amendment Application:

1. Reconfigure/add ADA parking stalls (4 total), ADA ramps and a landscaped island to the eastern end of the north side of south parking lot. This includes the removal/replacement of a portion of pavement and sidewalk.
2. Relocate the building's public entrance (with associated building canopy and sidewalk) from the south side of the Phase I building to the east face of the Phase II building. This includes a revision to the ADA accessible route.
3. As a result of the reconfigured/added ADA parking stalls on the eastern end of the north side of the south parking lot, restripe the parking stalls along the north side of the south parking lot.
4. Eliminate the entrance & alcove on the south face of the Phase III building.

5. Add a fire truck turnaround southwest of the Phase III building and also add an entrance, 800 sf concrete patio and 5 ft wide sidewalk on the west side of Phase III building.
6. Relocate the northern entrance of the Phase III building and reconfigure the parking and landscaping (including a landscaped island addition) along the north side of Phase II & III building frontage.
7. Reconfigure the entrance door (revise swing/opening direction) and paved area on the east side of the Phase I building to match with what was previously constructed and add an ADA accessible route per the 2005 IBC accessibility code review.
8. Revise the landscape plan to include additional plantings at the removed public entrance on the south side of the Phase I building as well as additional plantings at the two (2) added landscaped islands. Additionally, reconfigure the planting locations along the north side of the Phase III building to coincide with the reconfigured parking and landscaped areas in this area.

As part of the submittal package for this Minor Amendment Application request, we have included the following items for your review and consideration:

1. Sheet A1 – Original Site Plan with the following markups (per your request at our meeting held on December 12, 2018):
 - a. Page 1 – Sheet A1 “redlined” with clouds and delta callouts which describe the proposed revisions to the original site plan.
 - b. Page 2 – Sheet A1 showing the original site plan with “redlines” of the proposed site plan revisions along with descriptions for each site plan revision. This is meant to be an overlay of the proposed revisions over the original approved site plan.
 - c. Page 3 – Sheet A4 showing the revised site plan which is to replace Sheet A1.
2. Sheet A3 – Original Landscape Plan (LS plan) with the following markups (per your request at our meeting held on December 12, 2018):
 - a. Page 1 – Sheet A3 “redlined” with clouds and delta callouts which describe the proposed revisions to the original LS plan.
 - b. Page 2 – Sheet A3 showing the original LS plan with “redlines” of the proposed LS revisions along with descriptions for each LS revision. This is meant to be an overlay of the proposed LS revisions over the original approved LS plan.
 - c. Page 3 – Sheet A5 showing the revised LS plan which is to replace Sheet A3.

January 22, 2019

Ms. Deborah Bickmire; Minor Amendment Application; Adolfson & Peterson, Inc. Aurora, CO Headquarters FDP
Page 3

3. Per the request of the Life Safety Division (Mike) Dean on December 12, 2018. We have provided an accessibility summary to identify/justify the accessible entrances, routes and ADA parking associated with the overall site and Phase III building addition.
4. Email correspondence from Public Works – Engineering Division (Kristin Tanabe) identifying that a Drainage Letter will not be required for the proposed revisions associated with this Minor Amendment.

Should you have any questions, please feel free to call me at your convenience at (303) 997-6113.

Sincerely,

Crestone Consultants, LLC



Joseph M. Erjavec, P.E.
Principal
Attachment(s)