



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

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October 26, 2017

Matt Shannon
Mortenson Construction
1621 18th Street
Denver, CO 80202

Re: Second Submission Review: Colorado Bioscience Park Aurora– Site Plan Minor Amendment
Case Number: 1998-6033-05

Thank you for your second submission, which we started to process on October 12, 2017. We reviewed your submittal and our comments are attached 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.

Since minor issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, November 10, 2017.

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 specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7266.

Sincerely,

Brenden Paradies, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\\$MA\2017 MAs\1998-6033-05-Colorado Bioscience Park Aurora-Site Plan Minor Amendment\Rev2.rtf



Second Submission Review

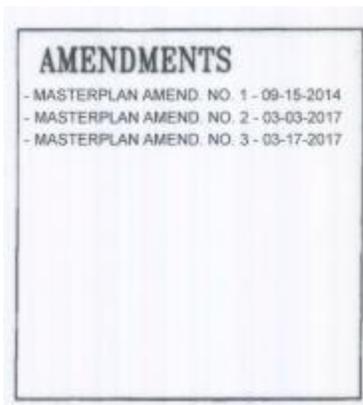
SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site Plan Cover Sheet edits needed- Planning
- Drainage Letter needs to be uploaded to civil portal-Engineering
- Proposed Parking needs to be aligned with Montview Plans-Traffic
- Tree Mitigation Clarification Requested-Forestry

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Include an Amendment Block on the Site Plan Cover Sheet. Here is an example of one to reference:



1B. Cross out “ Construction Documents and October 2017” on the Site Plan Cover Sheet. Instead put, “ Site Plan Amendment”.

2. Landscaping

Reviewed by: W. David Barrett / 303-739-7133 / wbarrett@auroragov.org

2A. Approved. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. Drainage letter needs to be uploaded to the civil portal and review fee paid. Make sure this is completed with next submittal.

4. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org /)

4A. Contact Real Property directly for comments.

5. Building Division (John J. Van Essen, Plan Examiner, (303) 739-7489, jvanesse@auroragov.org)

5A. Approved. No further comments.



6. Traffic (Victor Rachael / 303-739-7309 / vrachael@auroragov.org / Comments in gold)

6A. Coordinate location of this parking lot with the proposed Montview Widening plan. Please email a PDF and cad file of the layout to Steve Gardner: sgardner@auroragov.org.

7. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303 739-7139 Comments in purple)

7A. There is an existing 20" Green Ash tree located next to the proposed driveway along E. 21st Avenue, will this tree be preserved or removed? If the tree is to be removed please add the mitigation inches to the existing mitigation table located on L1.04.