



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

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November 15, 2019

Tom Davenport
The Island Volleyball
2233 S Geneva St
Aurora, CO 80247

Re: Initial Submission Review – The Island Volleyball at Rocky Mountain Volleyball Complex
Case Number: 1995-6035-04

Dear Mr. Davenport:

Thank you for your initial submission. We reviewed it and attached our comments along with this cover letter.

Since several issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 2, 2019.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7121.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Eric Burtzlaff, Altitude Land Consultants
Chase Justice, Altitude Land Consultants
Filed: K:\\$MA\1995-6036-04.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. For clarity, please label all new improvements in a different color for review.
- 1B. Provide an updated landscape plan set based on the comments found in 2A below.

2. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)

- 2A. Please provide amendments to the originally approved landscaping plans as necessary. The proposed wall is located in a landscaped area. Show all plants that will need to be removed and show replacement locations for those plants. Additionally, change the planting legend as necessary.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. A drainage letter is required to account for the site and storm sewer changes proposed on site. Please contact 303.739.7335 to create a Civil Review folder for the drainage letter. The letter shall contain calculations, compare peak flows, include any relevant sheets from the approved report, etc. The reviewing engineer may request additional information. Additional review fees shall apply.
- 3B. Please identify the changes within the clouded areas, typical for all sheets.

4. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 4A. 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. For assistance, please contact 303.739.7420 and request to speak to a Life Safety Plans Examiner.
- 4B. The Fire Lane gate shall have a minimum gate width of 23-feet and shall not encroach into the Fire Lane easement.
- 4C. An example for labeling the fire lane gate: (2) 11'-6" Manual swinging gates with approved knox hardware.