

August 6, 2018

Debbie Bickmire
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Fifth Submission Review: Public Storage Site Plan (formerly Turnmar Storage) – Minor Amendment – Comment Response Letter
Case Number: 1984-6032-03

Ms. Bickmire,

Thank you for your review. Please find below our responses to the Fourth Submission Review for the proposed redevelopment at 1710 S. Abilene Street in Aurora, Colorado. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Review the sum of the total land area in the site data table.

RESPONSE: The land areas and the sum of the total land area have been revised in the site data table for accuracy.

1B. Revise the notary block per the City standard. This is required regardless of the California notary.

RESPONSE: Per our discussions, we understand the requested State of California notary language can remain as originally proposed. As a result, no changes have been made to the notary block.

1C. Please remove the copyright note. The plans will be public documents.

RESPONSE: Copyright notes have been removed from the plan set.

2. Landscaping Issues

2A. Add “NOT FOR CONSTRUCTION” to Sheets 10-11.

RESPONSE: “NOT FOR CONSTRUCTION” has been added to sheets 10 and 11 as requested.

2B. Remove contractor’s notes from Sheet 11..

RESPONSE: The requested removal of various contractor notes has been accommodated.

3. Real Property

3A. The Site Plan is not consistent with the illustrations provided with the license agreement. Please revise the plans to be consistent. Upon approval of the revised plans, the easement vacation(s) and license agreements can be finalized and routed for signature..

RESPONSE: Understood. The revised plan set included with this resubmittal matches the alignments indicated in the latest license agreement exhibits package.

4. Fire/Life Safety

4A. Revise the fence and gate configuration to reflect the most recent Civil Plan and MLA submittals. Make revision on all applicable sheets.

RESPONSE: The fence and gate configuration have been revised to match the civil plans and the MLA submittals.

4B. Revise the labels as noted to state: 26' FIRE LANE EASEMENT.

RESPONSE: The requested revisions to the labels have been accommodated.

5. Aurora Water

5A. Fence poles must be a minimum of five feet away from water lines. Please review the Utility Plan for a potential conflict.

RESPONSE: The routing of the water line and location of the water meter have been revised slightly in order to accommodate the requested 5' minimum separation.

5B. Label the size of the water meter.

RESPONSE: The size of the water meter has been indicated on the revised plan set.

Fourth Submittal Comments - Response Letter
Public Storage Redevelopment – 1710 S. Abilene
August 6, 2018

Public Storage is accommodating their customers to nearby facilities and is prepared to start demolition and construction as soon as possible. Anything the city can do to expedite this latest round of review and approvals of all documents would be greatly appreciated.

Please do not hesitate to call us at 303-770-8884 if you have any questions related to these responses or this resubmittal. Thank you.

Sincerely,



Jeff Weeder
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JeffWeeder@GallowayUS.com

Cc: