



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

Worth Discovering • auroragov.org

January 18, 2018

Skip Bailey
Commerce Construction Co.
20100 East 32nd Parkway
Aurora, CO 80017

Re: Majestic Commercenter Building No.1

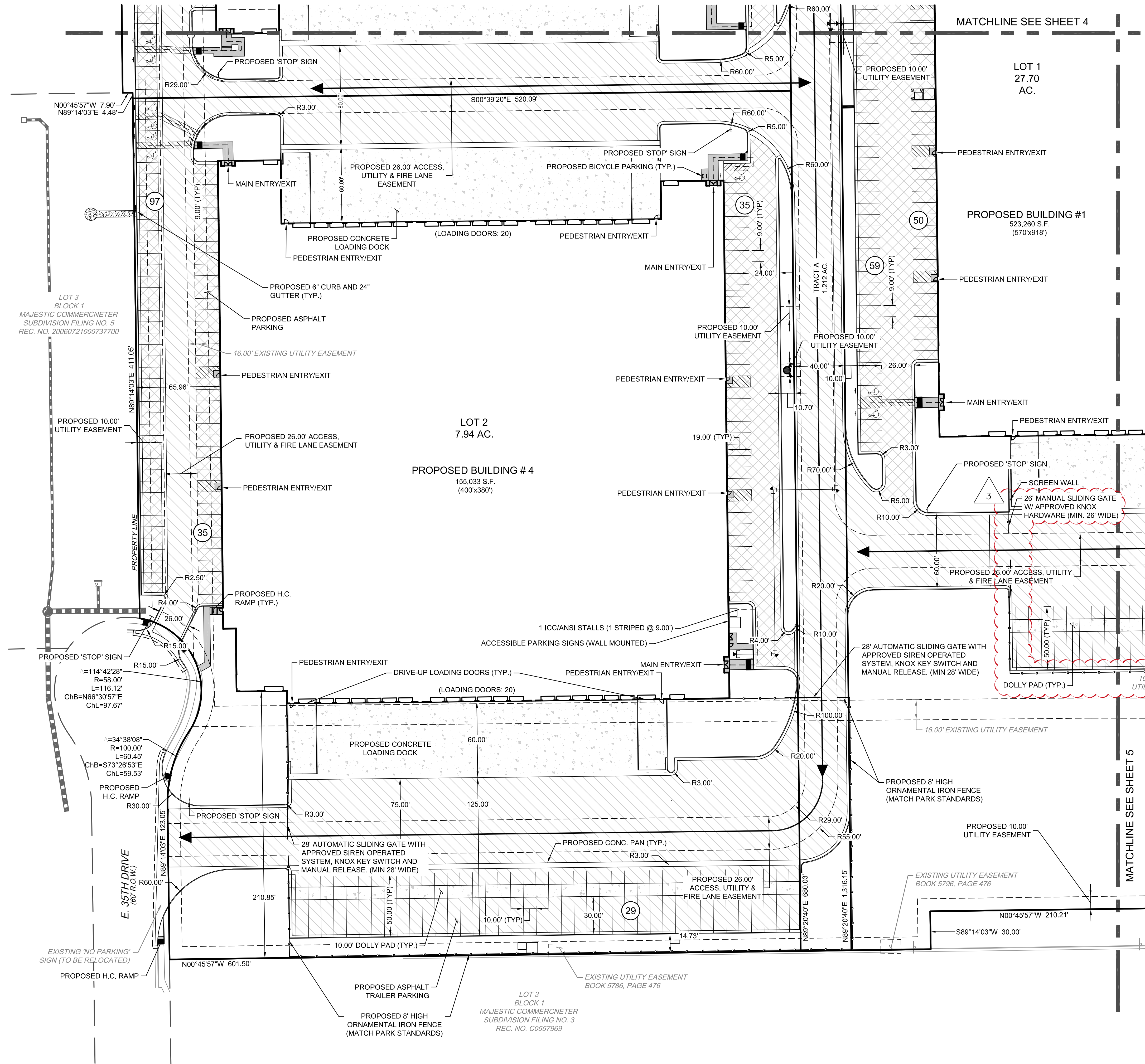
Thank you for your submission. We have reviewed it and have the following comments:

- A. Planning**
Brenden Paradies, 303-739-7266, bparadie@auroragov.org
- Approved. No further comments.
- B. Life Safety**
John Van Essen, 303-739-7489, jvanesse@auroragov.org
- Approved. No further comments.
- C. Real Property**
Darren Akrie, 303-739-7331, dakrie@auroragov.org
- Finalize any license agreements that may be needed on this site for any gates encroaching an easement or fire lane. Andy Niquette in Real Property aniquett@auroragov.org or 303-739-7325.
- D. Engineering**
Janet Bender, 303-739-7512, jbender@auroragov.org
- Approved. No further comments.

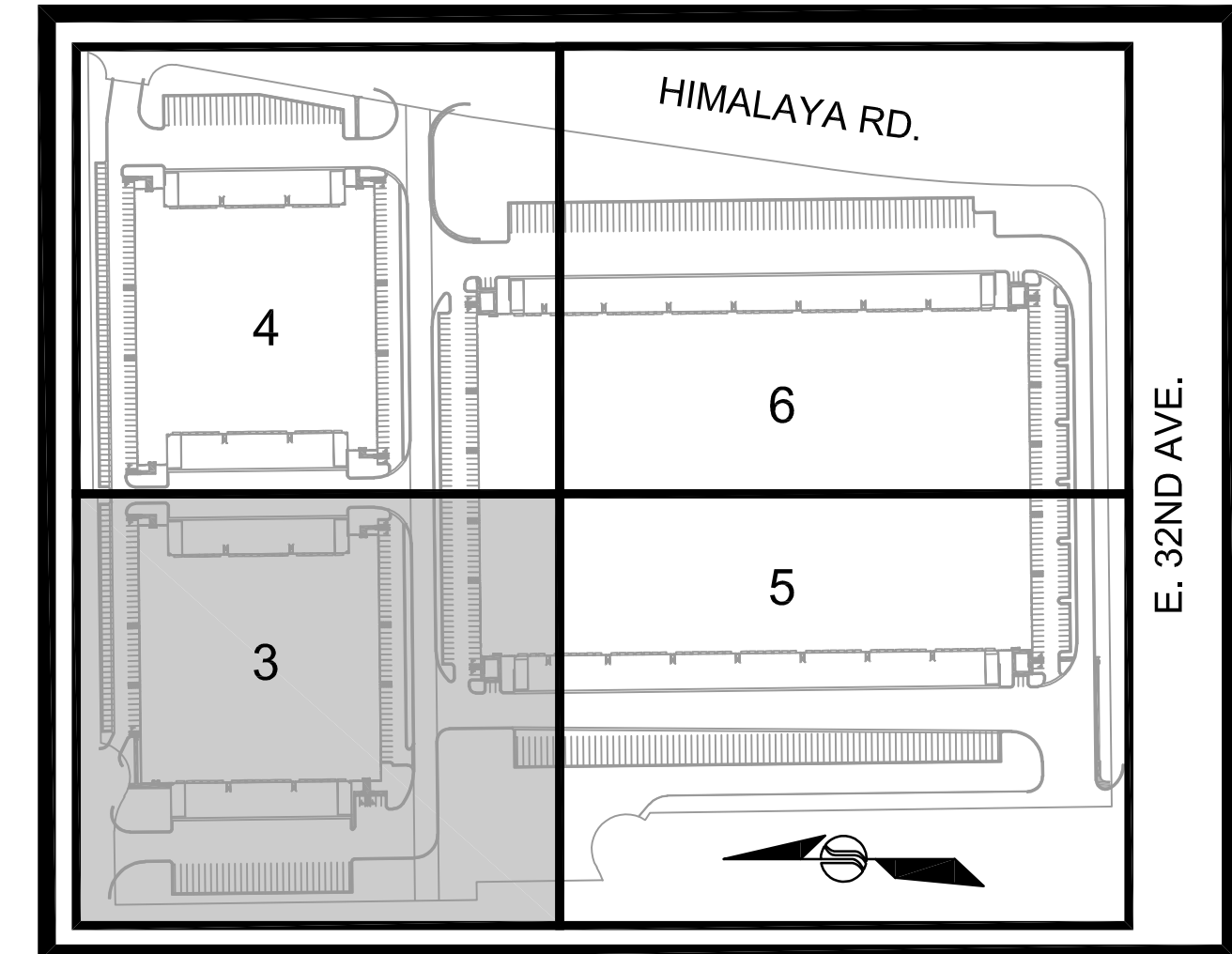
Since there are no remaining issues, there is no further action needed on your end for this development application. The site plan will be recorded as is via our online database. As always, if you have any comments or concerns, please reach me at bparadie@auroragov.org or 303-739-7266.

Sincerely,

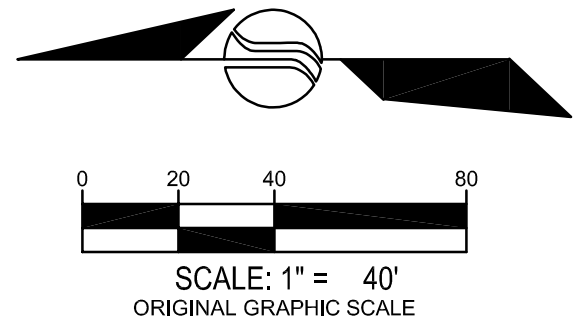
Brenden Paradies, Planner I
Planning and Development Services Department



NOTES:
1. 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 THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF.



- LEGEND:
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED WALK
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - TRUCK CIRCULATION
 - ICC/ANSI A117.1 ACCESSIBLE ROUTE
 - EXISTING FENCE
 - PROPOSED FENCE
 - PARKING COUNT
 - FDC W/ APPROVED KNOX HARDWARE



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

BENCHMARK:
BENCHMARK: CITY OF AURORA
BENCHMARK # 35626N0005
(AKA 15-011.4) BEING A 3" BRASS
CAP SET IN TOP OF A CONCRETE
WALL LOCATED SOUTH OF EAST
36TH AVENUE, 1900 FEET EAST
OF HIMALAYA STREET, WEST OF
THE RAILROAD TRACKS, ON TOP
OF THE RAILROAD ABUTMENT.
ELEVATION = 5455.10' (NAVD 88)

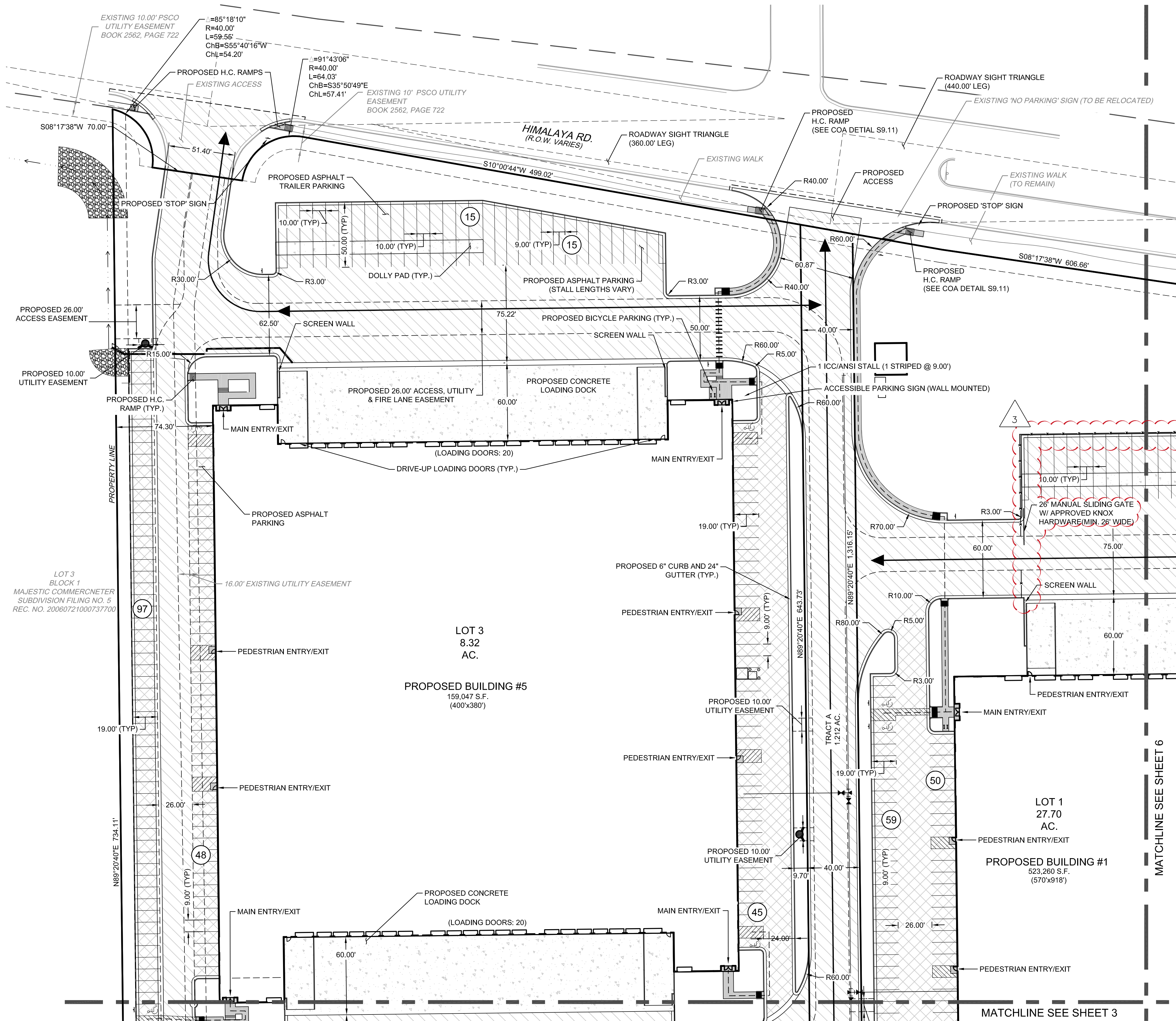
CALL UTILITY NOTIFICATION CENTER OF COLORADO				
811				
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.				
No.	Description of Revisions	Date	By	Checked By: JGD
3	MINOR SITE PLAN AMENDMENT	12/14/2017	AM	
2	MINOR SITE PLAN AMENDMENT	07/20/2017	RAA	
1	MINOR SITE PLAN AMENDMENT	06/21/2017	AM	

BUILDINGS 1, 4 & 5
MAJESTIC COMMERCENTER

SITE PLAN

Date: 01/30/2017
Job No.: 16072
Sheet:

3



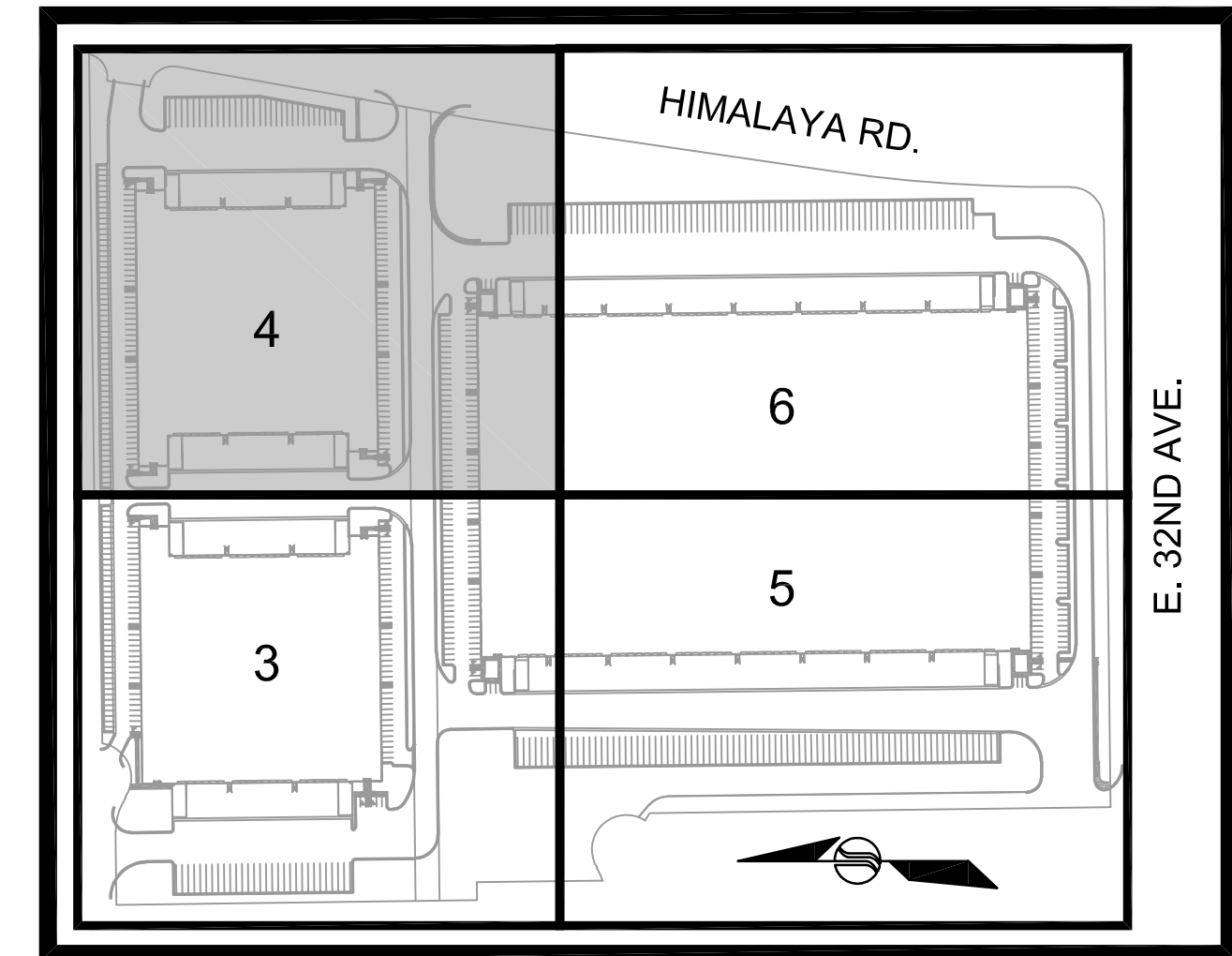
LOT 3
BLOCK 1
MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 5
REC. NO. 20060721000737700

LOT 3
8.32
AC.

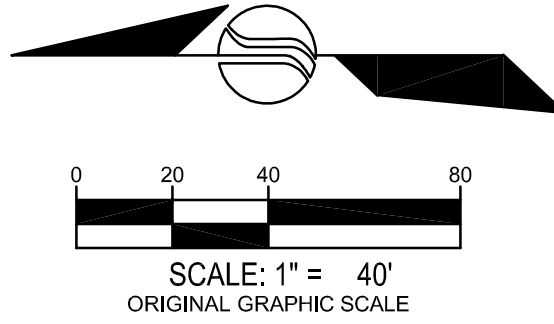
PROPOSED BUILDING #5
159,047 S.F.
(400'x380')

LOT 1
27.70
AC.

PROPOSED BUILDING #1
523,260 S.F.
(570'x918')



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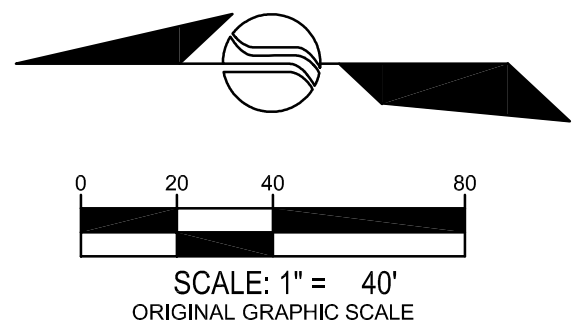
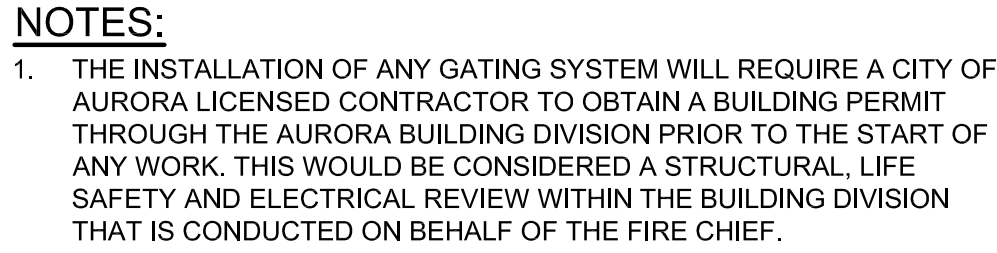
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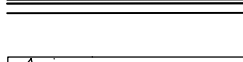
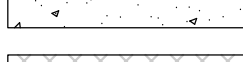
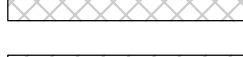
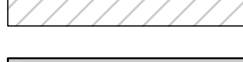


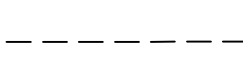




BENCHMARK:
BENCHMARK: CITY OF AURORA
BENCHMARK # 35626NW005
(AKA 15-011.4) BEING A 3" BRASS
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ELEVATION = 5455.10' (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO					811		CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
No.	Date	By	AM	PM	AM	PM	Checked By:	USD
3	12/14/2017	AM						
2	07/20/2017	RAA						
1	06/21/2017	AM						
Description of Revisions								

BUILDINGS 1, 4 & 5
MAJESTIC COMMERCENTER
SITE PLAN

Date: 01/30/2017
Job No.: 16072
Sheet:



- | | |
|---|----------------------------------|
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DENVER, CO 80223
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F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

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BENCHMARK NO: 358626NW005
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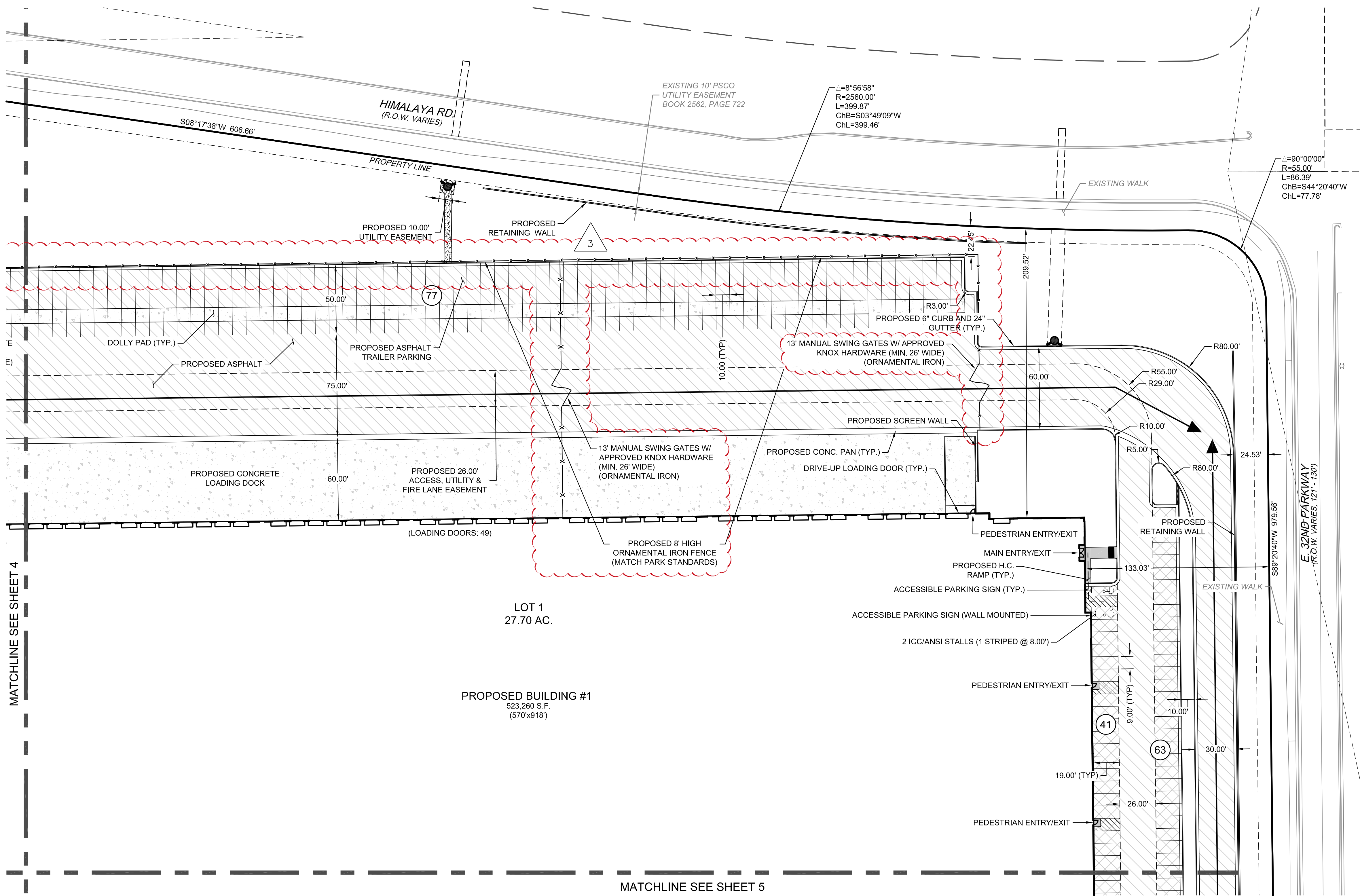
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BUILDINGS 1, 4 & 5
MAJESTIC COMMERCE CENTER

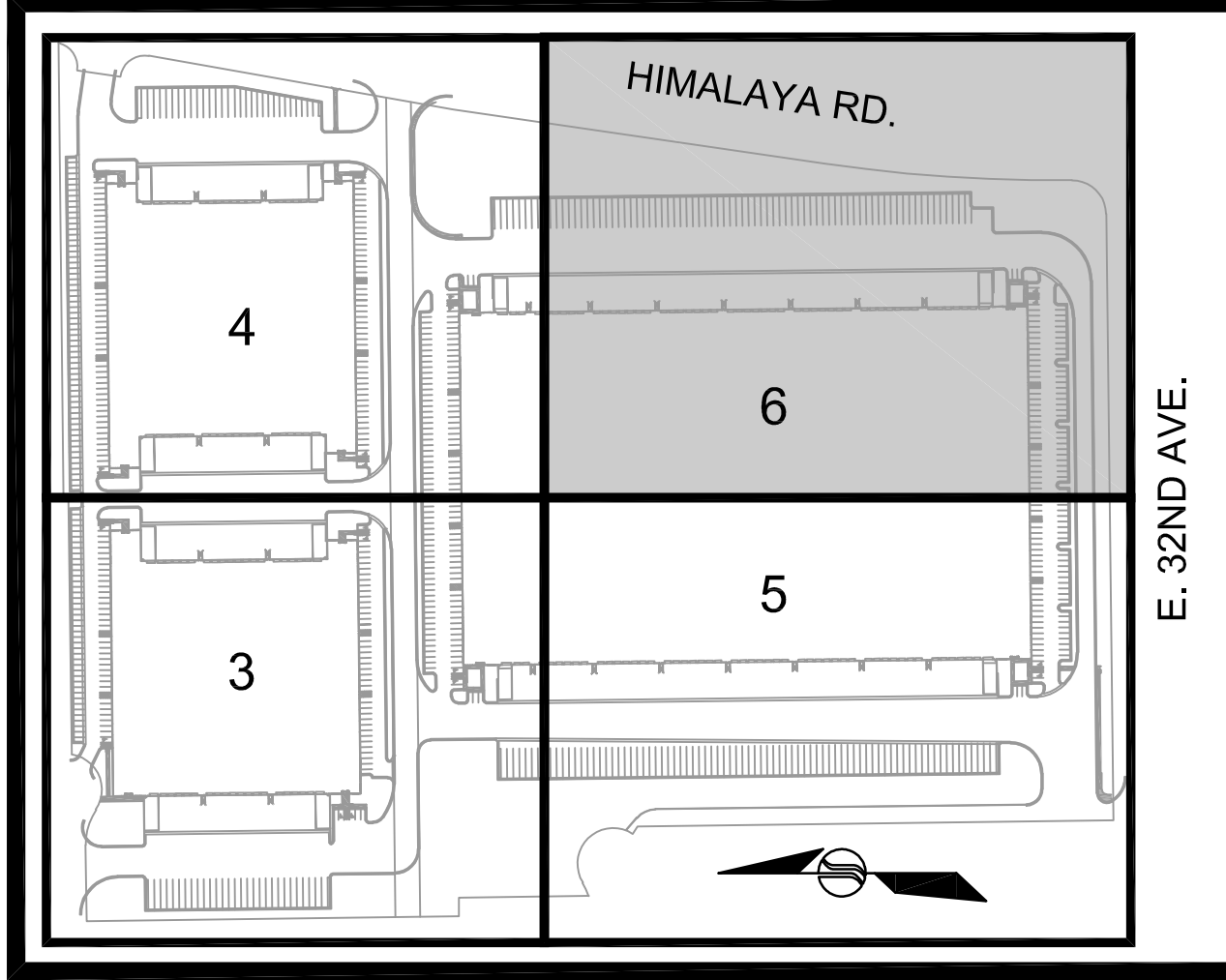
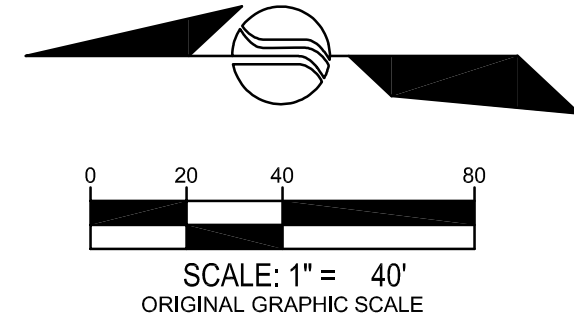
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Sheet:

5



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Designed By: AM				

BUILDINGS 1, 4 & 5
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SITE PLAN

Date: 01/30/2017
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Sheet:



Planning and Development Services Department
15151 E Alameda Pkwy, 2nd Floor
Aurora, Colorado 80012
(303) 739-7250

Case Mgr BP
Case Number 2016-6031-02
Quarter Section QIP
Row ID 1257581

MINOR AMENDMENT APPLICATION FORM

Available online at www.aurora.gov > Departments > Planning Department > Application Forms & Instructions: [Link](#) 01-04-2017

Applicant Information

Enter information for the person who will answer any questions regarding the application.

Name Commerce Construction Co. L.P.
Address 20100 E. 32nd Pkwy.
#150 Aurora, CO 80017
Phone 303.371.1400 Fax 303.574.8905
Email sbailey@commercecp.com

Property Owner

Enter information for the entity or person who is listed with the county as the owner of record.

Name Majestic Commercenter
Address 13191 Crossroads Pkwy N. 6th Pl.
City of Industry, CA 91746
Phone 303.371.1400 Fax 303.574.8905
Email charlie@majesticrealty.com

Type of Application

- ☒ Site Plan Amendment ☐ Site Plan Extension
☐ Redevelopment Plan ☐ Other: _____
☐ Parking Plan

Property Information

Address Majestic Bldg. #1 19754 E 33rd Dr.
Existing Use Industrial

Proposed Changes

Additional fence & gates at building #1

Submittal Materials

Please submit at least one physical set of your proposed plan with your with your application. You may also provide electronic copies of files with a jump drive, CD, or via email. All plans should show redline changes to scale on existing drawings obtained from the Planning Department.

- ☒ Site Plan ☐ Building Elevation(s)
☐ Landscape Plan ☐ Detail Drawing(s)
☐ Color Photographs ☐ _____
☐ Copy of Current Business License

Property Owner's Signature

If a Minor Amendment is approved, I agree to amend the original Site Plan Mylar or provide a new Mylar to reflect the approved changes within 30 days of the approval date. An original signature is required.

Property Owner's Signature _____ Date _____

Notice to Applicants: Use this form to apply for Minor Amendments to existing Site Plans, for minor Redevelopment Plans where no Site Plan was originally required, for Parking Plans, and for the extension of a site plan expiration. Your fee in the form of a check or money order must accompany the application. **Be sure to meet with a Planning Department representative prior to submitting the application.** The Planning Department will only generate an invoice once all materials have been submitted and the application has been accepted. If you are submitting from out of state, please mail the application with a check.

This Section for City Use Only

Site Plan Majestic Commercenter Phase 9
Planning Dept Use Code _____
Description Add a fence and a gate at Bldg. 1
General Location SEC of E 35th Dr.
Existing Zoning PD-mek List all Wards II
Neighborhood Liaison S. Barkman
Need to be reviewed at SPA? ☐ Yes ☒ No
Date of Pre-submittal meeting _____ by _____
Date application received 12/19/17 by DJ
Thursday application start date 12/21/2017
Amount of application fee paid ☒ \$590 (1-2 Sheets)
☐ \$890 (3-5 Sheets) ☐ \$1533 (Filed After Construction)

Real Property Review

- ☒ Required ☐ Not Required
☐ No Encroachment ☐ Easement encroachment

(See opposite side for additional referrals)

Planning Department Action

- ☒ Approved ☐ Approved w/conditions
☐ Denied ☐ Withdrawn ☐ Closed as Inactive
☐ Referred to Planning Commission

Signature: [Signature] Director of Planning or Representative Date _____

Conditions/Notes _____

Date File Retired 1-18-18 Submissions _____

Department, Community and Outside Agency Referrals for Minor Amendment Applications

<input checked="" type="checkbox"/> CHECK ALL APPROPRIATE REFERRALS NEEDED (Applicant supplies Abutter & HOA lists)		
CITY OF AURORA DEPARTMENT REFERRALS	<input type="checkbox"/> Library/Recreation	<input type="checkbox"/> Colorado Wildlife
<input type="checkbox"/> Building Dept	<input type="checkbox"/> ODA—(name):	<input type="checkbox"/> E-470 Authority
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Original Aurora Renewal	<input type="checkbox"/> Federal Aviation Authority
<input type="checkbox"/> City Forester	<input type="checkbox"/> Police Dept	<input type="checkbox"/> Federal EPA
<input checked="" type="checkbox"/> Civil Engineering	<input type="checkbox"/> Aurora Marijuana Enforcement Division	<input type="checkbox"/> Fitzsimons Redevelopment Authority
<input checked="" type="checkbox"/> Traffic Engineering		<input type="checkbox"/> Gas Pipeline Co. (specify):
<input checked="" type="checkbox"/> Life Safety		<input type="checkbox"/> Metro District (specify):
<input type="checkbox"/> Neighborhood Liaison - Name:		<input type="checkbox"/> Public Service Co. - General Referral
<input type="checkbox"/> Parks Dept	COMMUNITY REFERRALS	<input type="checkbox"/> Public Service Co. - FDP/GDP - Tom Ashburn
<input type="checkbox"/> Plg Dept—Addressing – CD	<input type="checkbox"/> Neighborhood Referrals (attach list):	<input type="checkbox"/> Regional Transportation District
<input type="checkbox"/> Plg Dept—Architecture	<input type="checkbox"/> Abutting Property Owner Referrals (attach list):	<input type="checkbox"/> School Dist - Aurora (28J)
<input type="checkbox"/> Plg Dept—CASE MANAGER (secondary file)		<input type="checkbox"/> School Dist - Cherry Creek (5J)
<input type="checkbox"/> Plg Dept—Comp Planning	OUTSIDE AGENCY REFERRALS	<input type="checkbox"/> Telephone Company
<input type="checkbox"/> Plg Dept—Landscape	<input type="checkbox"/> Adams County	<input type="checkbox"/> Tri-County Health
<input type="checkbox"/> Plg Dept—MASTER FILE (main file)	<input type="checkbox"/> Arapahoe County	<input type="checkbox"/> Urban Drainage
<input type="checkbox"/> Public Art Plan	<input type="checkbox"/> Denver	<input type="checkbox"/> Water/Sanitation District (specify):
<input checked="" type="checkbox"/> Real Property	<input type="checkbox"/> Douglas County	<input type="checkbox"/> Xcel (or applicable utility provider):
<input type="checkbox"/> Revenue (Plats Only)	<input type="checkbox"/> Other Counties (specify):	
<input type="checkbox"/> Aurora Water	<input type="checkbox"/> City of Centennial	
<input type="checkbox"/> Aurora Small Business Development Center	<input type="checkbox"/> Airports (specify):	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> City Council Member—Name:	<input type="checkbox"/> Aurora Post Office	
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Cable Company	
<input type="checkbox"/> Golf	<input type="checkbox"/> CDOT Region 1	
<input type="checkbox"/> IT Public Safety/Communications	<input type="checkbox"/> Colorado Health Dept	

Applicant Instructions for Minor Amendment Applications

1. Meet with a Planning Department representative at the Planning Counter who will explain the Minor Amendment process, help you start your application, and determine the application fee. No appointment is necessary during normal working hours. (If a Case Manager is already assigned to your case, it is advisable to call and make an appointment to meet with him or her directly.)
2. We will supply you with copies of your site, landscape, and building elevation plans that are on file in the Planning Department. When you are ready to submit your application, mark up these print copies to show your proposed changes in red. Draw the changes to scale with each change numbered to correspond with the list of changes shown on your application form. **NO APPLICATIONS WILL BE ACCEPTED WITHOUT THESE "REDLINE" DRAWINGS.** We will tell you how many redline copies to provide. If your site is an older one without a Site Plan, we will require you to submit a site survey or plot plan drawn to scale. Other materials may be required with the application.
3. Special Requirements for Commercial Mobile Radio Service (CMRS) Facilities.
If your application involves installation of or changes to an existing CMRS facility, you will be required to submit this additional information as part of your application:
 - Photo simulations showing existing and proposed views of the facility.
 - Written response to the design and site selection criteria found in Section 146-1200 of the Aurora City Code.
 - A completed CMRS Owner's Responsibility Statement form.
4. The processing cycle starts every Thursday morning. It's a good idea to bring in your application a day or two early, so we can look it over and be sure it's complete. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.** All applications must contain an original property owner's signature and be easily readable. Faxed applications are not accepted.
5. Your amendment will be reviewed by a Planning Department Case Manager, any appropriate city departments, the Manager of Zoning and Development Review, and the Director of Planning. Occasionally we may determine that your application needs to be approved by the Planning Commission or Board of Adjustment, rather than be processed administratively. If this happens, we will notify you promptly and help you to prepare a full Development Application.
6. If we encounter any problems with your proposal during our review, we may ask you to submit additional information or plan revisions. In certain circumstances we may also ask you to contact abutting neighbors. If we do not hear from you within 30 days, we reserve the right to close your application as inactive. Once it is closed, you may re-open your case at any time by submitting a new application and fee.
7. After you submit your application, if it appears that any changes you propose will impact a fire lane, existing easement, or public right-of-way, you may be asked to revise your plans or apply for a "revocable license" from the Real Property division. If a revocable license is required, we will not approve your amendment until after you have obtained it.
8. Your Case Manager will notify you when your application is approved, approved with conditions, denied, or referred to Planning Commission.
9. When your application is approved, you or your representative will need to update the original drawing Mylar drawings in our files to show the new changes. Schedule a time with your Case Manager to make the changes in our office. The updates must follow our designated format. If you have extensive changes, we may ask you to submit a new replacement Mylar instead.
10. Your updated Mylar drawings are due two weeks from the time we notify you of your approval. **IF YOUR MYLAR CHANGES ARE NOT MADE WITHIN 30 DAYS OF APPROVAL NOTIFICATION, THE PLANNING DEPARTMENT RESERVES THE RIGHT TO TERMINATE YOUR APPLICATION AS INCOMPLETE.** Please coordinate a scheduled time with your Case Manager to make changes or substitutions as needed to the mylars.

K:\Dept\Planning and Dev Serv\ZDR\Forms and Templates\Forms\2017\2017 Minor Amendment Application.doc