



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

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October 17, 2018

Scott Eccard
RLR Investments LLC
600 Gillam Rd
Wilmington, OH 45177

Re: Third Submission Review- DVR - R&L Denver Service Center Addition - Conditional Use,
Site Plan Amendment and Replat
Application Number: DA-1342-03
Case Numbers: 2005-6031-02, 2005-6031-03, 2018-3035-00

Dear Mr. Eccard:

Thank you for your third submission, which we started to process on Thursday, October 4, 2018. We reviewed it and attached our comments 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 and community members.

Since edits are still requested, you will need to make a technical submission after your Planning Commission hearing date on November 14, 2018. You are able to make this technical submission any time after your hearing date, pending the project is approved.

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.

Your estimated Planning Commission hearing date is set for Wednesday, November 14, 2018. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at eobrien@auroragov.org or (303) 739-7209.

Sincerely,

Elizabeth O'Brien, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Todd Heirls - Arcwest Architects - 1525 Raleigh St. Suite 320
Phillip Fowler - Arcwest Architects - 1525 Raleigh St. Suite 320
Susan Barkman, Neighborhood Services
Thelma Gutierrez, ODA
Filed: K:\\$DA\1342-03rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please show a tree mitigation chart on the landscape plan. – Forestry
- See red line comments on the plat and site plan. Update the Title work. – Real Property
- Please see comments below regarding delineation of Fire Lane Easement. – Fire and Life Safety

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Name: Sherry Stumbaugh

Organization: Norfolk Glen Neighborhood Association

Address: 15804 E 17th Pl, Aurora, CO 80011

Phone: 3033644478

Comment: "Norfolk Glen Neighborhood Association supports the site plan and replat of this facility, located at Smith Road and Airport Boulevard. Our questions and comments have been addressed satisfactorily. We look forward to the changes which will improve the development."

2. Planning Department

No further comments.

3. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189

No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org

No additional comments.

5. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / comments in blue

Site Plan

Sheet 2

- Please show and identify this portion of the fire lane easement as cross-hatched. This section shall be painted red with 12 inch letters stating "No Parking Fire Lane" 12 inch letter. TYP

6. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178 / comments in purple

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29, and remove the chart that I provided.

7. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

Plat

Sheet 1

- Add the name of the Mortgage holder- exactly as shown in the Title Work.



Sheet 2

- Update the Title to within 120 calendar days of the plat approval date.

Sheet 4

- Add distance between the pins found (x2).

Site Plan

Sheet 2

- Private Drainage easement.
- Add Book and Page.

8. Utilities Department

Steven Dekoski / 303 - 739 - 7490/ sdekoski@auroragov.org

No additional comments.

9. CenturyLink

Name: Victoria Comer

Organization: CenturyLink

Address: 5025 N. Black Canyon Hwy, Phoenix, AZ 85015

Phone: 8305136614

Email: victoria.comer@centurylink.com

No additional comments.

10. Xcel Energy

Name: Donna George

Organization: Xcel Energy

Address: 1123 W 3rd Avenue, Denver, CO 80223

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral documentation for **DVR – R&L Denver Service Center Addition** and reminds the property owner/developer/contractor to complete the **application process** for any new natural gas or electric service, or modification to the existing electric distribution facilities within the subject property via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

Comment response requested.

Should there be any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

To: Elizabeth O'Brien, Case Manager
COA Planning Department

From: Sherry Stumbaugh, Chair
Norfolk Glen Neighborhood Association (NGNA)

Date: September 18, 2018

Subject: R + L Service Center, DA 1342-03

Norfolk Glen Neighborhood Association supports the site plan and replat of this facility, located at Smith Road and Airport Blvd.

Our questions and comments have been addressed satisfactorily. We look forward to the changes which will improve this development.