

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



December 29, 2017

Skip Bailey  
Commerce Construction Co.  
20100 East 32<sup>nd</sup> 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](mailto:bparadie@auroragov.org)

- Any gate encroaching an easement or fire lane requires a license agreement. Coordinate with Andy Niquette in Real Property to start the license agreement process. [aniquett@auroragov.org](mailto:aniquett@auroragov.org) or 303-739-7325.
- Height of fencing should not exceed 9 ft. in height. Refer to Section 146-1741 and Section 146-1743 for requirements related to fencing in an industrial zone. Be sure to comply.

**B. Life Safety**

John Van Essen, 303-739-7489, [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org)

Please see Marked-Up (In Blue) Site Plan for Specific Comments. Thank You!

**Sheet 3:**

- Please Add "Manual" to the gate description (26' Manual Sliding Gate with Approved Knox Hardware). (Min 26' wide).

**Sheet 4:**

- Please Add "Manual" to the gate description (26' Manual Sliding Gate with Approved Knox Hardware). (Min 26' wide).

**Sheet 5:**

- Please relabel: (2) 13' Manual Swinging Gates with Approved Knox Hardware). (Min 26' wide).

**Sheet 6:**

- Please relabel: (2) 13' Manual Swinging Gates with Approved Knox Hardware). (Min 26' wide).
- Swinging gates must open in the direction of ingress to the site. Please show Ingress with an arrow.

**C. Real Property**

Darren Akrie, 303-739-7331, [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

- Contact Darren directly in regards to any easement dedications that may be required on this site.
- Coordinate with Andy Niquette in Real Property to start the license agreement process for any gates encroaching an easement of fire lane. [aniquett@auroragov.org](mailto:aniquett@auroragov.org) or 303-739-7325.

**D. Engineering**

Janet Bender, 303-739-7512, [jbender@auroragov.org](mailto:jbender@auroragov.org)

- The only issue I had with the subject amendments are the proposed gates within the firelane. Coordinate with Andy in Real Property for a license agreement for this.

**E. Traffic**

Victor Rachael, [vrachael@auroragov.org](mailto:vrachael@auroragov.org), 303-739-7309

- Approved. No further comments.

Since there are minor outstanding issues, you will need to make another submission. Please e-mail me the revised site plan so that I can re-upload and get it started in the review process. As always, if you have any comments or concerns, please reach me at [bparadie@auroragov.org](mailto:bparadie@auroragov.org) or 303-739-7266.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Paradies', with a long horizontal flourish extending to the right.

Brenden Paradies, Planner I  
Planning and Development Services Department