



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

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December 29, 2017

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

- 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 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

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

- 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 or 303-739-7325.

D. Engineering

Janet Bender, 303-739-7512, 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, 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 or 303-739-7266.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Paradies', is written over a light gray rectangular background.

Brenden Paradies, Planner I
Planning and Development Services Department