



City of Aurora Public Works Department

## MASTER LICENSE AGREEMENT APPLICATION

Land Development Review Services • 15151 E. Alameda Parkway, Ste 3200 • Aurora, CO 80012 • 303.739.7277  
Email: licenseagreement@auroragov.org

### Due Diligence checklist AND application for a Master License Agreement

In order for Real Property to assist you in a timely and efficient manner please provide the following information:

**Has the Development Application been approved?** ☒ Yes ☐ No ☐ N/A DA Number DA-2267-00  
DA RSN Number: 1528529

**Have the civil plans been approved by the City of Aurora?** ☒ Yes ☐ No ☐ N/A  
Civil Plan number (CP#) RSN 1614122, EDN 222172

### Is this a new Master License Agreement or an Addendum to an existing Master License Agreement?

☒ New ☐ Addendum MLA # \_\_\_\_\_

**Have the Site Plans been approved?** ☒ Yes ☐ No ☐ N/A Site Plan # 1990-6051-02

**Is this a City Project?** ☐ Yes ☒ No (Permit cannot be obtained until License and Civils are approved.)

Who is the Planning Case Manager for this project? \_\_\_\_\_

**To obtain information on any of the above please see Engineer on duty on the 1st floor 303.739.7575**

Developer/Owner <u>MLATL FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP</u>	Applicant <u>SCHOMP MAZDA</u>
Developer Contact <u>AARON S WALLACE</u>	Applicant's Name <u>DOUG KOPEL</u>
Address <u>1003 PLUM VALLEY LANE</u>	Address <u>1003 PLUM VALLEY LANE</u>
City, State, Zip <u>HIGHLANDS RANCH, CO 80129</u>	City, State, Zip <u>HIGHLANDS RANCH, CO 80129</u>
Phone _____	Phone <u>970.376.2321</u>
Email <u>aaron.wallace@schomp.com</u>	Email <u>doug.kopel@schomp.com</u>
Job address and/or Subdivision Name <u>90 S HAVANA ST, AURORA, CO, SCHOMP MAZDA SUBDIVISION FILING NO. 1</u>	
Scope of Work (Items to be licensed) <u>RETAINING WALL WITHIN DRAINAGE EASEMENT</u>	

**APPROVAL FOR LICENSEE:** In accepting this application, the applicant has read and understands all of the general provisions, certifies that he has the authority to sign for and bind Licensee, and by virtue of his signature the Licensee is bound by the provisions of this application, the Aurora City Code and all other Ordinances State laws regulating construction.

Print Name Douglas R. Koppel

Signature  Date January 31, 2023

All the above must be verified prior to submittal of documents for a License. Call 303.739.7420 to speak with a team member.

**FILL IN CHECK LIST BELOW**

CHECK LIST

1. Written Request ☐ YES ☐ NO
2. Vesting Deed or Title Commitment ☐ YES ☐ NO
3. Statement of Authority ☐ YES ☐ NO
4. CO Certificate of Good Standing ☐ YES ☐ NO
5. Certificate of Insurance ☐ YES ☐ NO
6. Exhibit A Illustrations ☐ YES ☐ NO

***Fee to be paid once you receive an invoice.***



3801 E Florida Ave, Ste 425  
Denver, CO 80210  
www.ees.us.com  
303-572-7997

February 3, 2023

City of Aurora Real Property Services  
15151 E Alameda Parkway  
Aurora, CO 80112  
Attn: Grace Gray

**SUBJECT: Schomp Mazda Detention Pond License Agreement**  
**DA: DA-2267-00**  
**RSN: 1528529**  
**Case Manager: Rachid Rabbaa**  
**License Agreement Written Request**

Dear Ms. Gray:

Schomp Mazda Subdivision Filing No. 1 is a proposed commercial redevelopment located at 90-92 S Havana St, at the southeast intersection of South Havana St and E 1<sup>st</sup> Ave. On behalf of MLATL FAMILY LIMITED LIABILITY PARTNERSHIP, Schomp Mazda is requesting license agreements for the following improvements:

1. Retaining wall within the drainage easement of Schomp Mazda Subdivision Filing No. 1
2. Detention pond outfall pipe within the public right of way of E 1<sup>st</sup> Ave, 200' east of the intersection of Havana St, and adjacent to the south curblin

Refer to Exhibit A for exact locations of the improvement license agreements and a vicinity map of the project. The Site Plan has been included in Exhibit A to demonstrate the extent of the retaining wall. Retaining wall sections from the Construction Documents have been included to demonstrate the construction of the retaining wall.

MLATL FAMILY LIMITED LIABILITY PARTNERSHIP and Schomp Mazda are both addressed at:  
1003 Plum Valley Lane  
Highlands Ranch, CO 80129

The retaining wall will be constructed as a cast-in-place concrete retaining wall. Where the retaining wall is near adjacent easements, the footing will be constructed as a cantilevered footing internal to the detention pond, so as not to impact adjacent easements. The top back of the retaining wall will be separate a minimum of 3" at all locations from the limits of the drainage easement. Thus the retaining wall footing not impact adjacent easements.

The detention pond outfall pipe will be 24" RCP, and connect to an existing storm sewer inlet in the E 1<sup>st</sup> Ave right-of-way.



3801 E Florida Ave, Ste 425  
Denver, CO 80210  
[www.ees.us.com](http://www.ees.us.com)  
303-572-7997

Commencement of construction is expected to begin 3/1/2023.

Please let me know if you have any questions, or need additional information, by contacting me at [michael.goodhue@ees.us.com](mailto:michael.goodhue@ees.us.com).

Thank you,

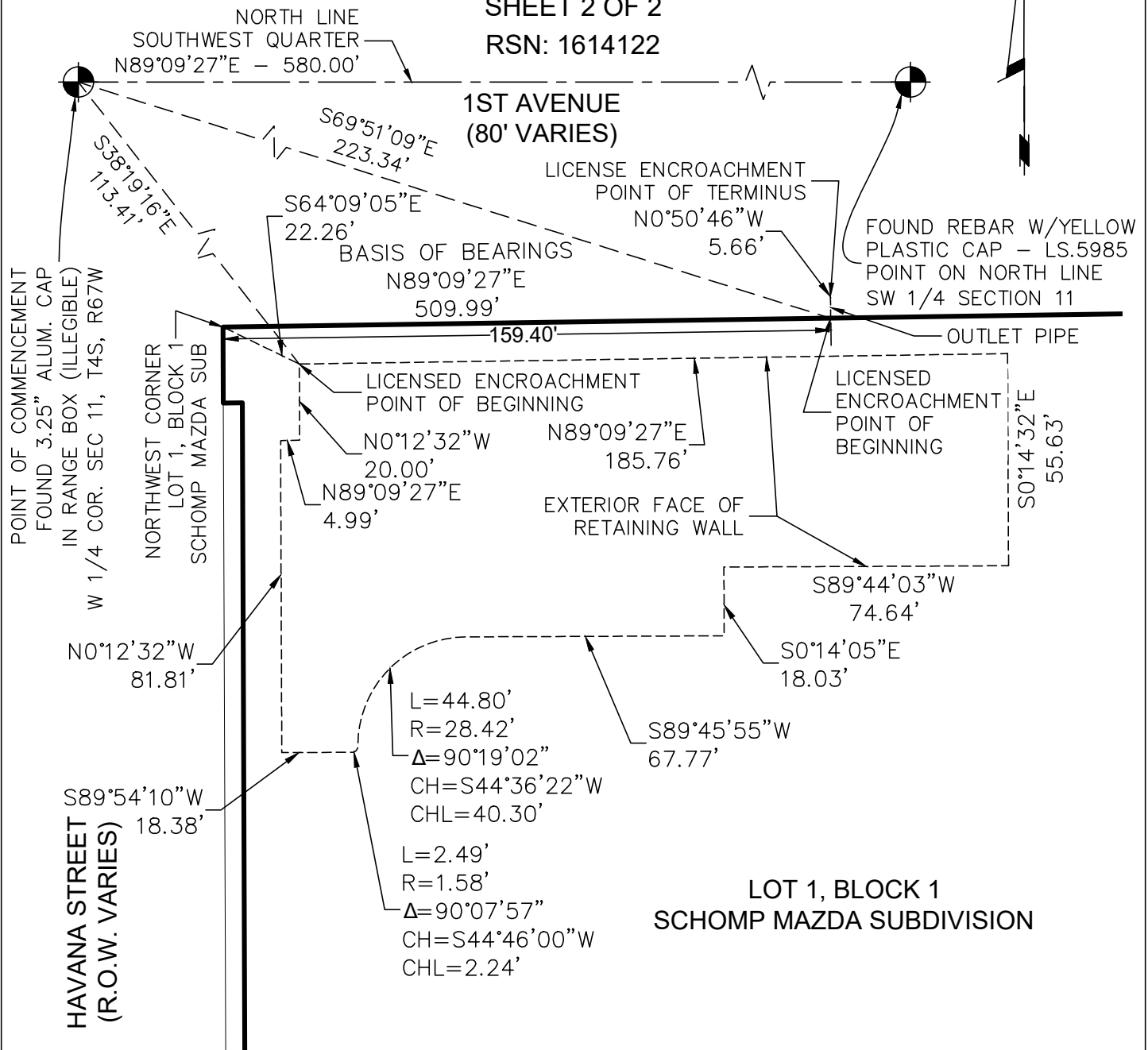
A handwritten signature in blue ink, which appears to read 'Michael Goodhue', is written over a large, faint, light-blue background graphic that resembles a stylized star or compass rose. The signature is fluid and cursive.

Michael Goodhue, PE  
Project Manager

# EXHIBIT A ILLUSTRATION

SHEET 2 OF 2

RSN: 1614122



OWNER:  
SCHOMP AUTOMOTIVE GROUP  
1003 PLUM VALLEY LN  
HIGHLANDS RANCH, CO 80129

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION

## CITY OF AURORA, COLORADO

A LICENSE AGREEMENT FOR DRAINAGE POND, OUTLET PIPE  
AND RETAINING WALL

DRAWN BY  
F.CHAVEZ

SCALE  
1" = 40'

R-O-W FILE NO.  
-

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

CHECKED BY  
D. SWANSON

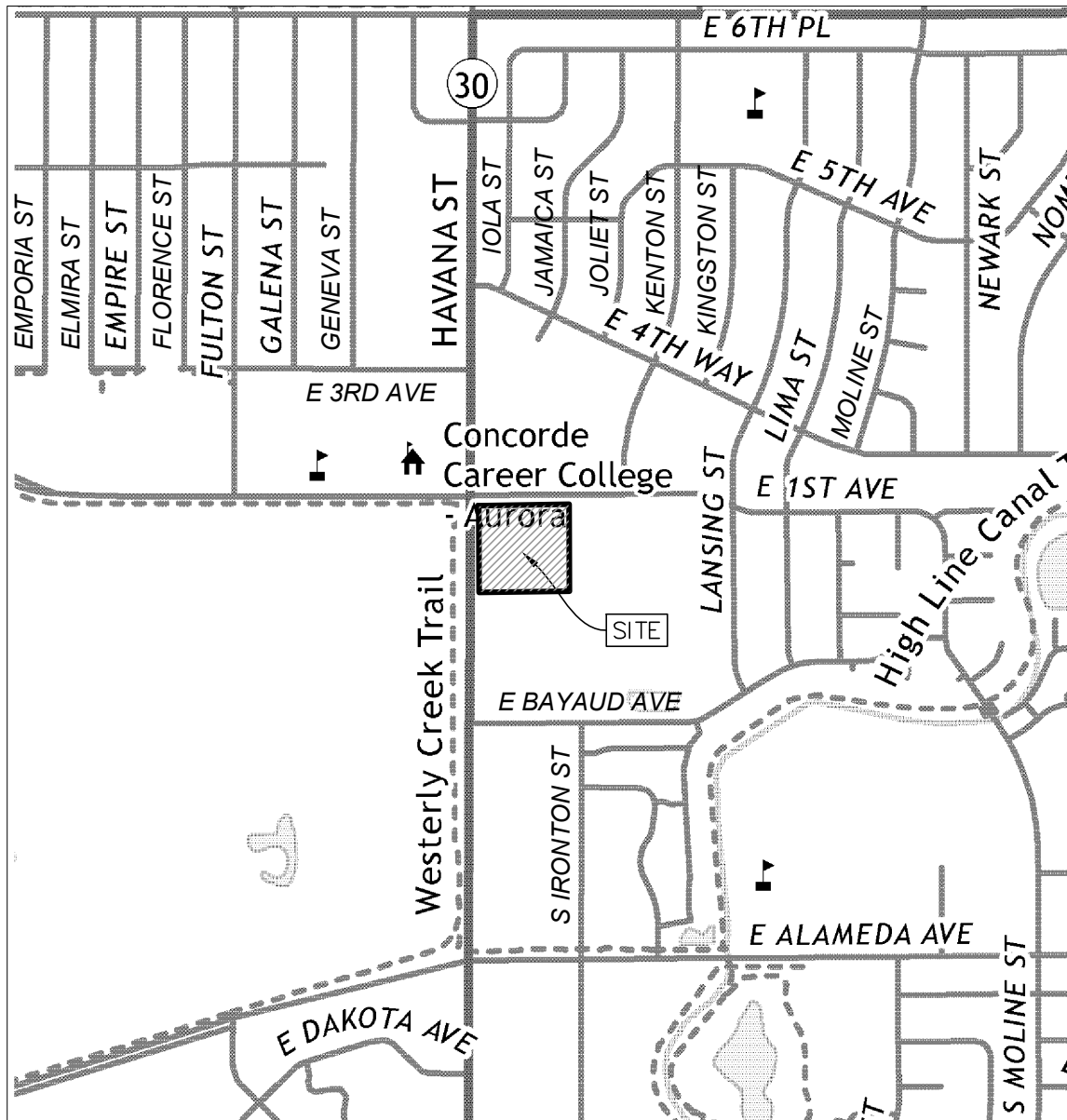
DATE  
2/2/2023

JOB NO.  
18081401

# EXHIBIT A ILLUSTRATION

SHEET 1 OF 2

RSN: 1614122



## VICINITY MAP

SCALE 1" = 1000'

OWNER:  
SCHOMP AUTOMOTIVE GROUP  
1003 PLUM VALLEY LN  
HIGHLANDS RANCH, CO 80129

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND  
SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION

CITY OF AURORA, COLORADO			A LICENSE AGREEMENT FOR DRAINAGE POND, OUTLET PIPE AND RETAINING WALL
DRAWN BY F.CHAVEZ	SCALE 1" = 1000'	R-O-W FILE NO. -	A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
CHECKED BY D. SWANSON	DATE 2/2/2023	JOB NO. 18081401	





60. EXISTING POWER POLE TO BE RELOCATED.
61. BUILDING ENTRANCE.
62. EXISTING TRANSFORMER (TO BE RELOCATED).
65. TRICKLE CHANNEL.
66. ADA RAMP PER CITY OF AURORA STANDARD DETAIL S9.6.
67. EXISTING FIRE LANE EASEMENT.

PROJECT NO:	WES003.01
DESIGNED BY:	MG
DRAWN BY:	JG
DATE:	3/24/2022



BENCHMARK  
COA ID 456711SW001. A 3" DIAM BRASS CAP (STAMPED CITY OF AURORA, BM, 3-45, 1981) ATOP THE N.E. COR. OF A CONC. INLET STRUCTURE, SAID MON. BEING 192.75 FT. EAST OF THE EAST FLOWLINE (FLOWLINE EXTENDED SOUTH) OF S. HAVANA ST. AND 4.2 FT. NORTH OF THE N. FLOWLINE OF EAST 1ST AVE. ELEVATION 5446.70. NAVD 1988

BASIS OF BEARINGS  
BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SEC 11, BETWEEN MONUMENTS AS SHOWN HEREON IS N89°09'27"E, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

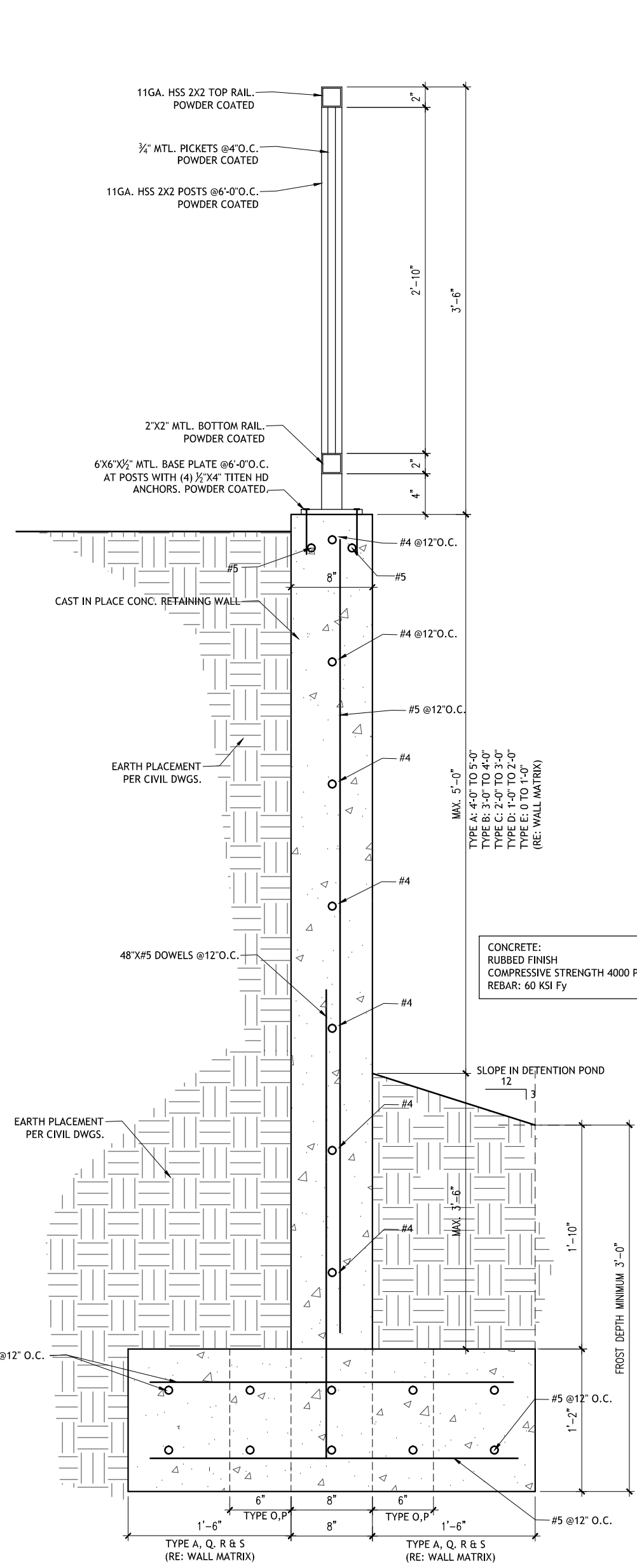
811

Know what's below.  
Call before you dig.

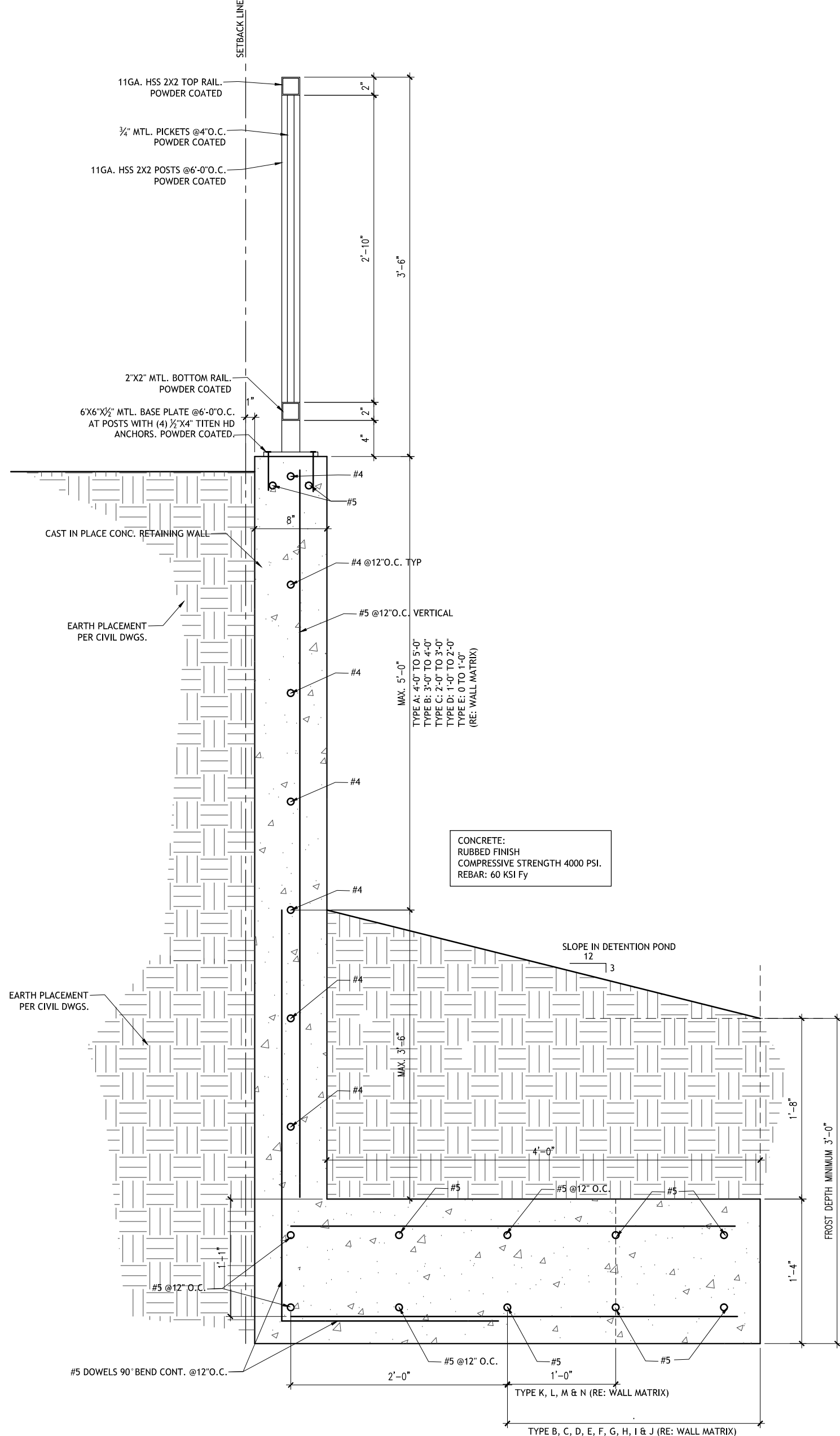
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL  
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,  
GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



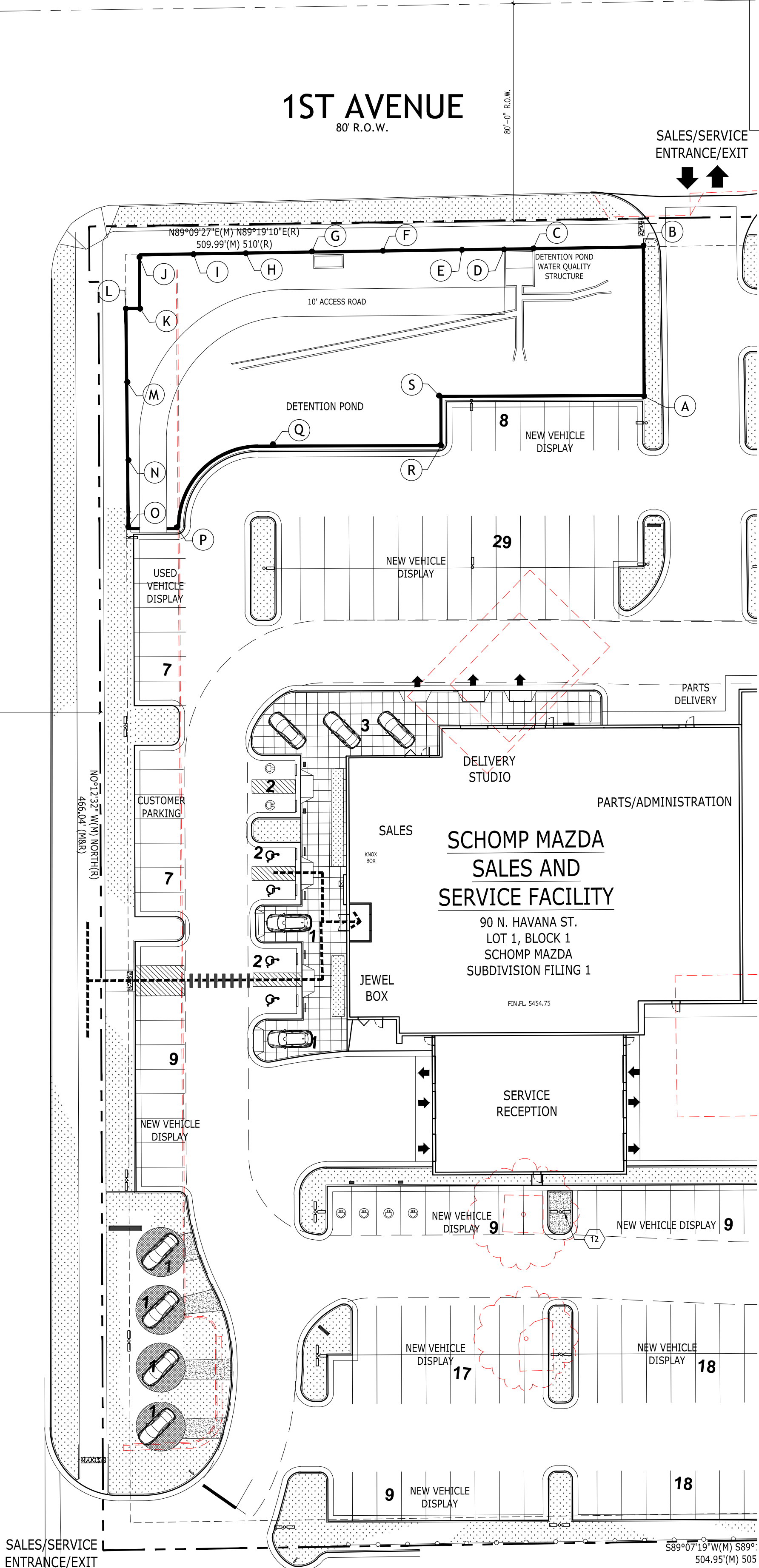
RETAINING WALL-1 AT DETENTION POND  
SCALE: 1"=1'-0"  
CONCRETE: 4000 PSI / SLUMP: 4"-6"



AT HAVANA ST. AND FIRST AVE. SETBACK LINES  
RETAINING WALL-2 AT DETENTION POND  
SCALE: 1"=1'-0"  
CONCRETE: 4000 PSI / SLUMP: 4"-6"

RETAINING WALL MATRIX (RE: CIVIL DWGS.)							
② LOCATION	FINISH GRADE	T.O. WALL	B.O. WALL	HEIGHT OF WALL	B.O. STEM. MIN.	B.O. FTG. MIN.	ACTUAL B.O. FTG.
A S.E. CORNER	5449.70	5449.70	5445	4.70'	5444	5443	42.70
B N.E. CORNER	5447.24	5449.70	5445	4.70'	5444	5443	42.70
C NORTH	5448.20	5448.20	5442	6.2'	5441	5440	40.00
D NORTH	5448.20	5448.20	5444.46	3.56'	5443.56	5442.56	40.00
E NORTH	5449.14	5449.14	5444.67	4.47'	5443.67	5442.67	40.00 TO 42.67
F NORTH	5449.70	5449.70	5444.67	5.03'	5443.67	5442.67	42.67
G NORTH	5449.59	5449.59	5444.68	4.91'	5443.68	5442.68	42.67
H NORTH	5449.29	5449.70	5444.69	5.01'	5443.69	5442.69	42.67
I NORTH	5448.84	5449.70	5445	4.70'	5444	5443	42.67
J NORTH	5449	5449.70	5445.68	4.02'	5444.68	5443.68	42.67
K WEST	5449.13	5449.70	5447.77	1.93'	5446.77	5445.77	44.67
L WEST	5449.12	5449.70	5448.27	1.43'	5445.77	5444.77	44.67
M WEST	5449.70	5449.70	5446.56	3.13'	5445.67	5444.67	44.67
N WEST	5449.70	5449.70	5446.76	3.01'	5445.76	5444.76	44.67
O S.W. CORNER	5450.57	5450	5448.71	1.29'	5447.71	5446.71	44.67
P S.W. CORNER	5451.13	5451.50	5449.50	2.00'	5448.50	5447.50	44.67
Q SOUTH	5451.50	5451.50	5446.45	5.05'	5445.45	5444.45	42.70
R S. CORNER	5450.10	5450.50	5445.42	5.08'	5444.42	5443.42	42.70
S S. CORNER	5449.70	5449.70	5444.70	5.00'	5443.70	5442.70	42.70

HAVANA STREET



SITE PLAN  
SCALE: 30"=1'-0"

CONSTRUCTION DOCUMENTS

SCHOMP MAZDA SUBDIVISION FILING NO. 1  
SITE PLAN CASE NUMBER 1990-6051-02

PROJECT NO.: WES003.01  
DESIGNED BY:  
DRAWN BY:  
DATE:

SCHOMP AUTOMOTIVE GROUP

90 HAVANA STREET AURORA, CO 80010

DATE

BY

REVISION

No.



**STATEMENT OF AUTHORITY**  
**(SECTIONS 38-30-108.5 and 38-30-172, C.R.S.)**

1. This Statement of Authority relates to an entity named:  
MLATL Family Limited Liability Limited Partnership, a Colorado limited liability limited partnership
2. The type of entity is a limited liability limited partnership
3. The entity is formed under the laws of the State of Colorado
4. The current mailing address for the entity is:  
  
1190 Plum Valley Lane, Highlands Ranch, CO 80129
5. The name and position of each person authorized to execute instruments conveying, encumbering and otherwise affecting title to real property on behalf of the entity is:  
  
Aaron S. Wallace, Vice President of Lismar, Inc., General Partner of MLATL Family Limited Liability Limited Partnership, a Colorado limited liability limited partnership
6. The authority of the foregoing persons to bind the entity is not limited
7. Other matters concerning the manner in which the entity deals with interests in real property: N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Sections 38-30-108.5 and 38-30-172, C.R.S.
9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the Entity.

Executed on June 19, 2020

MLATL Family Limited Liability Limited Partnership, a Colorado limited liability limited partnership

BY: Lismar, Inc., its General Partner

BY: [Signature]  
Aaron S. Wallace, Vice President

STATE OF Colorado )

COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 24 day of June, 2020 by Aaron S. Wallace, Vice President of Lismar, Inc., General Partner of MLATL Family Limited Liability Limited Partnership, a Colorado limited liability limited partnership.

Witness my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires:

Recording Requested by:  
FNTG-NCS Colorado  
N0021507

STEPHANIE K TAYLOR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084027122  
MY COMMISSION EXPIRES SEPTEMBER 15, 2020