



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.)

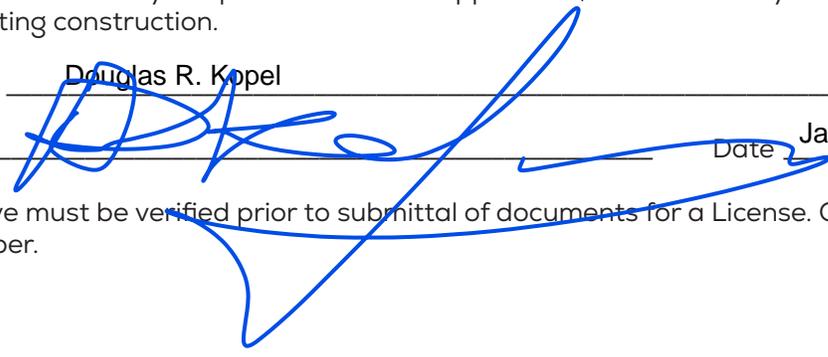
Who is the Planning Case Manager for this project? _____

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

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

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 1st 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 1st 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 1st Ave right-of-way.



3801 E Florida Ave, Ste 425
Denver, CO 80210
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.

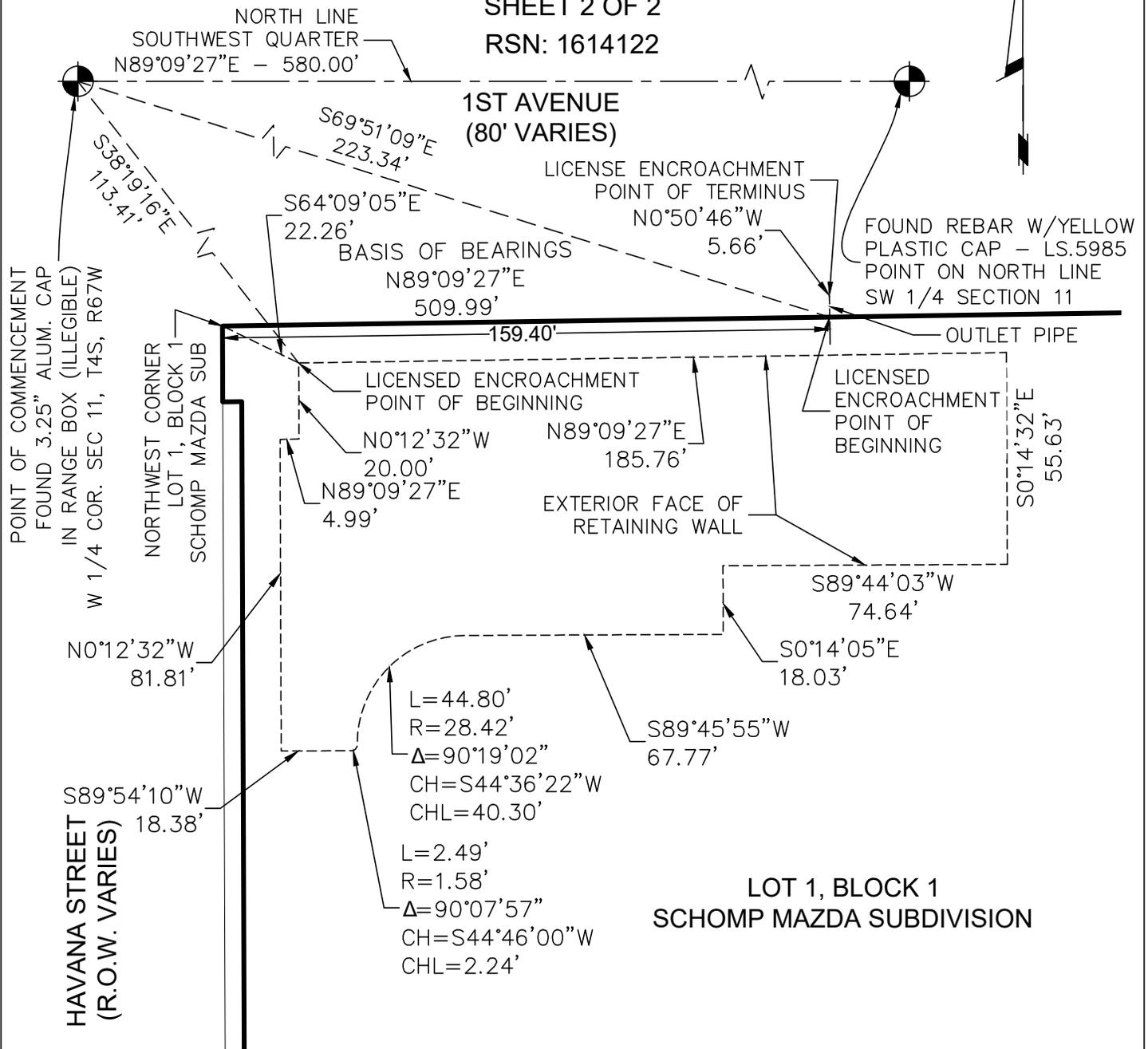
Thank you,

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

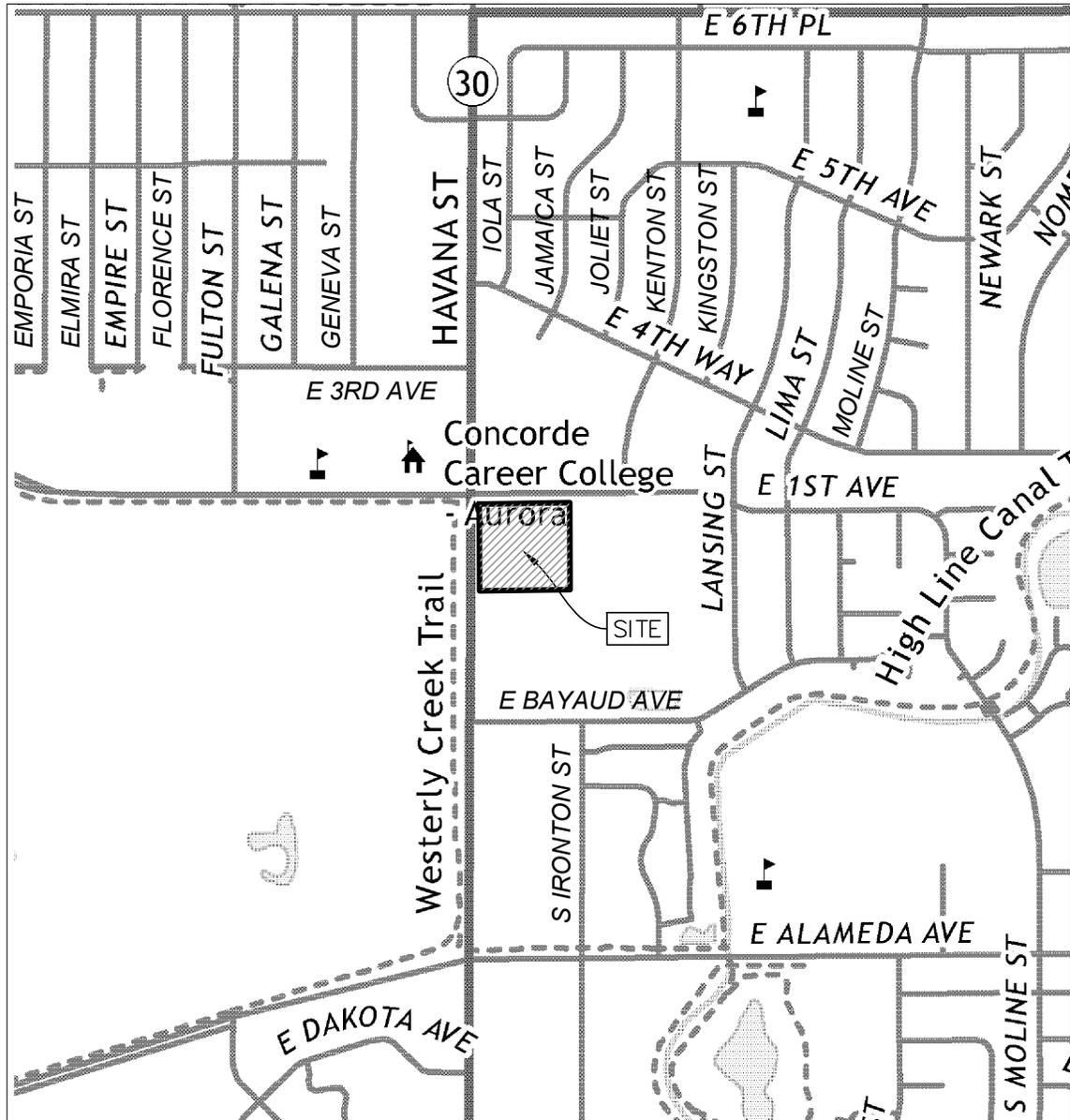
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION

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

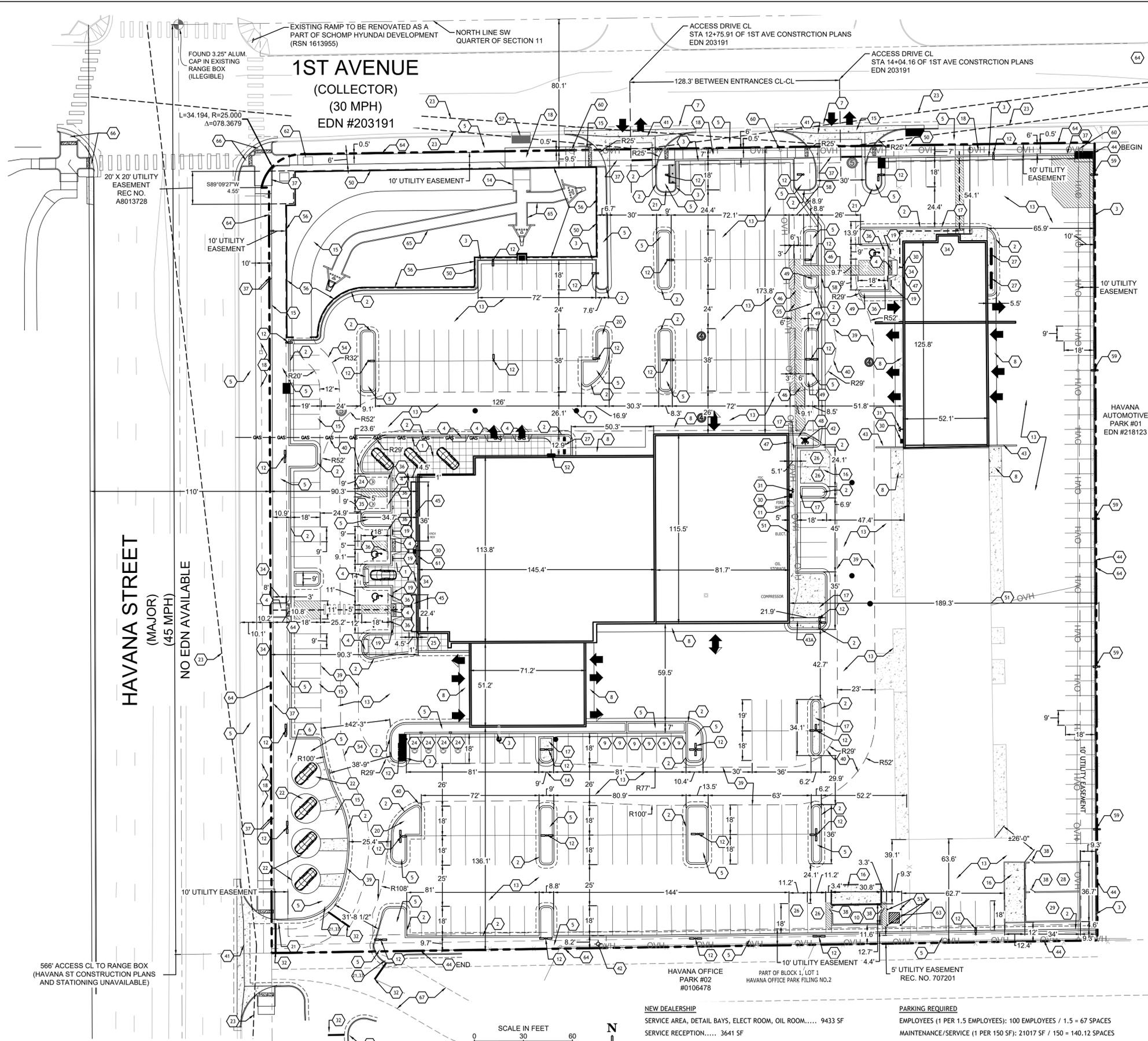
SCALE 1" = 1000'

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

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CHECKED BY D. SWANSON	DATE 2/2/2023	JOB NO. 18081401	

2020023 4:25 PM P:\WESMAE ARCHITECTURE\CO. AURORA - SCHOMP MAZDA\08 CAD\SITE PLAN SHEET\SCHOMP SITE PLAN.DWG



HAVANA STREET
(MAJOR)
(45 MPH)
NO EDN AVAILABLE

1ST AVENUE
(COLLECTOR)
(30 MPH)
EDN #203191

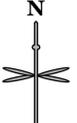
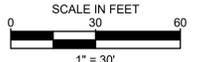
566' ACCESS CL TO RANGE BOX
(HAVANA ST CONSTRUCTION PLANS
AND STATIONING UNAVAILABLE)

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT



NOTES:
1. ALL INTERNAL STORM DRAIN IS PRIVATE UNTIL IT TIES TO EXISTING INFRASTRUCTURE.

NEW DEALERSHIP
SERVICE AREA, DETAIL BAYS, ELECT ROOM, OIL ROOM..... 9433 SF
SERVICE RECEPTION..... 3641 SF
MAIN LEVEL SHOWROOM, OFFICES, PARTS, RESTROOM, CORRIDORS..... 16330 SF
UPPER LEVEL OFFICES, PARTS, CORRIDORS, RESTROOMS..... 7030 SF
BODY SHOP
EXISTING BLDG... 12389 SF
NEW ADDITION, BODY WORK PREPARATION... 6560 SF
(ADMINISTRATION / OFFICES:1672 SF) (SERVICE RECEPTION:936 SF)
(BODY WORK PREPARATION:3952 SF)

PARKING REQUIRED
EMPLOYEES (1 PER 1.5 EMPLOYEES): 100 EMPLOYEES / 1.5 = 67 SPACES
MAINTENANCE/SERVICE (1 PER 150 SF): 21017 SF / 150 = 140.12 SPACES
SHOWROOM/ADMINISTRATION/PARTS (1 PER 600 SF): 34356 SF / 600 = 57.26 SPACES
TOTAL REQUIRED 265 SPACES / SPACES PROVIDED 272 SPACES (INCLUDING 4 LOADING SPACES, NOT INCLUDING ADA SPACES)
ADA SPACES REQUIRED 7 SPACES, 8 SPACES PROVIDED. (INCLUDING ACCESSIBLE CHARGING STATION AND 2 VAN ACCESSIBLE SPACES)
LOADING SPACES REQUIRED 4, 4 SPACES PROVIDED (200 SF MIN. PER SPACE) / 3 BIKE RACKS: 33 TOTAL SPACES

GENERAL NOTES

- A. REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, DETENTION AND SITE ACCESS REFER TO CIVIL DWGS.
- B. PLANTING, MULCH, SOD, IRRIGATION AND TREE MITIGATION REFER TO LANDSCAPE DWGS.
- C. "SIGNAGE AND STRIPING" PACKAGE SHALL BE INCLUDED FOR APPROVAL WITH THE SITE AND CIVIL PLAN AND SHALL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS AND LOCATIONS FOR ALL. SIGN PACKAGE SHALL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
- D. SITE SIZE = 5.62 ACRES
- E. INDICATES GREEN SPACE/LOW LANDSCAPING.
- F. REFER TO ELECT. FOR EXTERIOR BUILDING LIGHTS.
- G. REFER TO ELECT. FOR SITE LIGHTING AND ELECTRICAL POWER.

DRAWING NOTES

- 1. CONCRETE PAVING WITH 4'-0" X 4'-0" JOINT PATTERN WITH ELEV +6" ABOVE ADJACENT PAVED AREAS.
- 2. 4" HIGH CONCRETE CURB. (ROLLED AT FRONT OF BUILDING)
- 3. 6" HIGH CONCRETE CURB.
- 4. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE ENTRY AND VEHICLE ACCESS.
- 5. LANDSCAPE LOCATIONS. PROVIDE LANDSCAPE PER LANDSCAPE DWGS.
- 6. PYLON SIGN. REFER TO MNAO/AGI SIGNAGE BRAND BOOK.
- 7. EXISTING BUILDING TO BE DEMOLISHED.
- 8. 5'-0" CONCRETE APRON (5' 4000PSI CONC. WITH 2.9X2.9/6X6 WWF).
- 9. POWER RUN FOR FUTURE CHARGING STATIONS.
- 10. TRASH ENCLOSURE. REFUSE IS REMOVED FROM BUILDINGS BY AN INDEPENDENT SERVICE THE PUBLIC OR TECHNICAL EMPLOYEES DO NOT REMOVE TO TRASH AREA.
- 11. FIRE RISER ROOM
- 12. LIGHT POLE AND FIXTURES. (RE: ELECT.) SCHEMATIC LOCATION PER PHOTOMETRIC PLAN.
- 13. NEW CONCRETE PAVING. (BASE BID PER SOILS REPORT WITH 2.9X2.9/6X6 WWF. ALTERNATE 3 IS NEW ASPHALT PAVING).
- 14. DETENTION OUTLET STRUCTURE.
- 15. REMOVE EXISTING CURB AND GUTTER.
- 16. 4000 PSI 8" CONC. SLAB (15'X32') WITH #4S @12" EACH WAY, BROOM FINISH.
- 17. CONCRETE HARDSCAPE LOCATIONS.
- 18. CONCRETE SIDEWALK. PROVIDE PER CITY OF AURORA STANDARD.
- 19. ACCESSIBLE PARKING SIGN ON POLE.
- 20. DIRECTIONAL SIGN. REFER TO MNAO/AGI SIGNAGE BRAND BOOK.
- 21. STOP SIGN.
- 22. CAR DISPLAY. DRYLAID PAVERS.
- 23. SIGHT DISTANCE TRIANGLE.
- 24. POWER FOR OWNER PROVIDED CHARGING STATIONS.
- 25. FLUSH ACCESS (7-1/2" UP).
- 26. LOADING SPACE (200 SF)
- 27. BIKE RACK, 11 SPACE GLOBAL INDUSTRIES SERPENTINE. (TOTAL 33 SPACES)
- 28. COMPACTOR ENCLOSURE. PROVIDE 8" CONC. SLAB WITH #4S @12" O.C. EACH WAY, SPLIT FACE CMU. (RE: A5.11)
- 29. TIRE STORAGE ENCLOSURE. PROVIDE 6" CONC. SLAB WITH #4S @12" O.C. EACH WAY, SPLIT FACE CMU (RE: A5.11)
- 30. KNOX BOX.
- 31. FIRE DEPARTMENT CONNECTION.
- 32. PAINTED STOP BAR.
- 33. "INCOMING TRAFFIC DOES NOT STOP" SIGN.
- 34. SITE ACCESSIBLE PATH WITH 1 FOOT CANDLE EXTERIOR LIGHTING.
- 35. ACCESSIBLE CHARGING STATION.
- 36. CURB STOP.
- 37. SIDEWALK EASEMENT BY SEPARATE DOCUMENT.
- 38. LATCHED DOOR FOR ACCESS. (44" AFF. MAX.)
- 39. FIRE LANE EASEMENT BY RESUBDIVISION PLAT.
- 40. 29' INSIDE RADIUS AND 52' OUTSIDE RADIUS AT FIRE LANE EASEMENT, MINIMUM.
- 41. DRAINAGE CROSS PAN.
- 42. FIRE HYDRANT.
- 43. RETAINING WALL AND GUARDRAIL. (43A. RETAINING WALL ONLY)
- 44. 8' METAL PICKET FENCE.
- 45. 4'-6" PLANTING STRIP.
- 46. STRIPED PEDESTRIAN WALK (6'-0" WIDE)
- 47. WALL MOUNTED 1 FOOT CANDLE EXTERIOR LIGHT @12'-0"
- 48. ADA ACCESSIBLE FLARED CURB RAMP.
- 49. 12' HIGH POLE MOUNTED 1 FOOT CANDLE EXTERIOR LIGHT.
- 50. CAST-IN-PLACE RETAINING WALL LESS THAN 4' TALL (MAX) WITH HANDRAIL FOR 2'-6" OR MORE IN HEIGHT WALLS. (3" MINIMUM SEPARATION FROM TOP BACK OF WALL TO EASEMENT LINE)
- 51. ELECT. METER.
- 52. GAS METER.
- 53. BOLLARD.
- 54. 12' ACCESS EASEMENT BY RESUBDIVISION PLAT.
- 55. 10' WATER LINE EASEMENT BY RESUBDIVISION PLAT.
- 56. DRAINAGE EASEMENT BY RESUBDIVISION PLAT.
- 57. EXISTING INLET TO REMAIN.
- 58. 4" WIDE CONCRETE V-GUTTER PAN.
- 59. EXISTING POWER/LIGHT POLE TO REMAIN.
- 60. EXISTING POWER POLE TO BE RELOCATED.
- 61. BUILDING ENTRANCE.
- 62. EXISTING TRANSFORMER (TO BE RELOCATED).
- 63. PROPOSED TRANSFORMER.
- 64. PROPERTY LINE.
- 65. TRICKLE CHANNEL.
- 66. ADA RAMP PER CITY OF AURORA STANDARD DETAIL S9.6.
- 67. EXISTING FIRE LANE EASEMENT.

811
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.
Know what's below.
Call before you dig.

EES
ENGINEERING AND SOLUTIONS, INC.
501 S Cherry St, Suite 300
Glendale, CO 80246
303-572-7997 www.ees.us.com

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

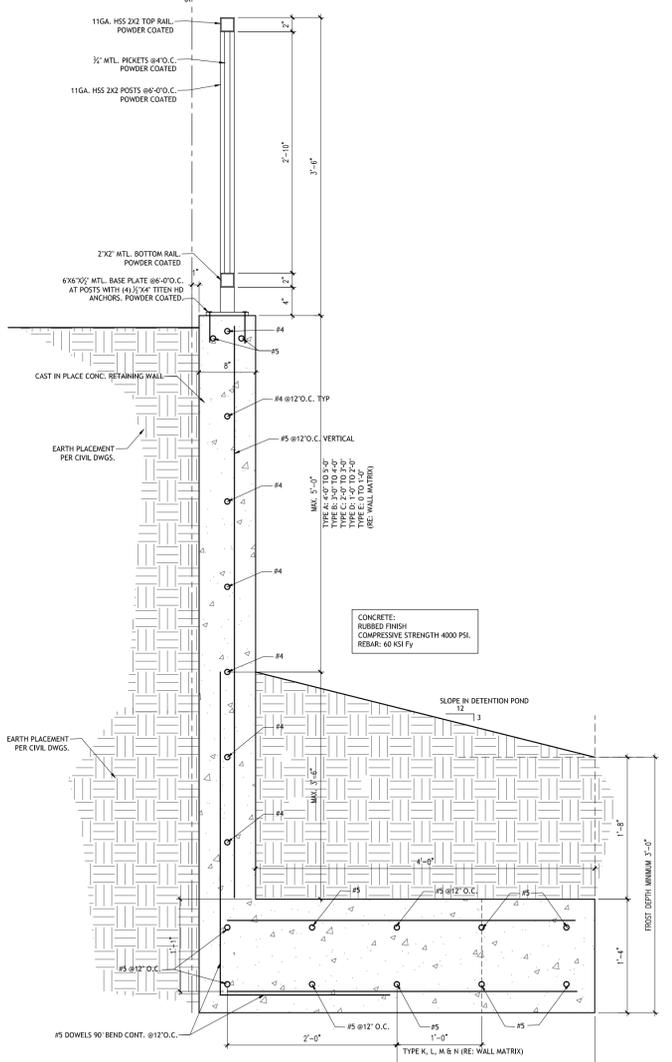
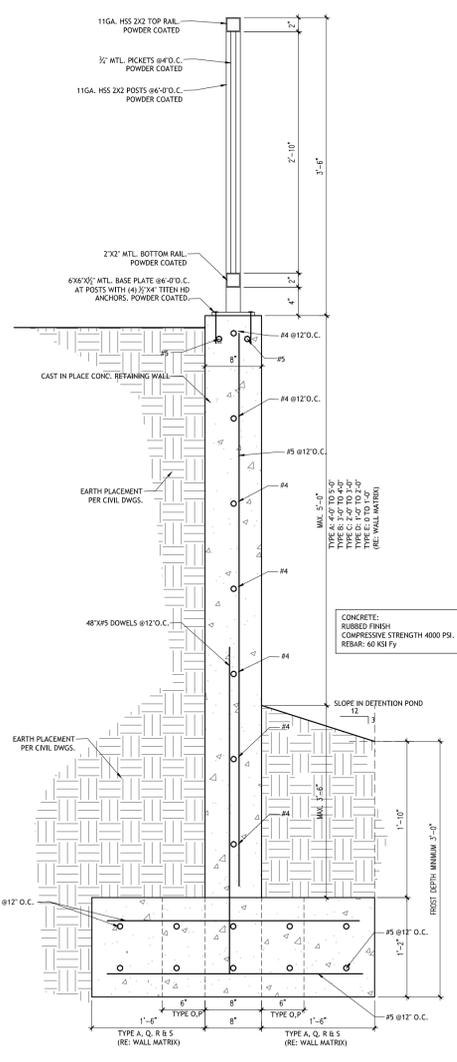
SCHOMP MAZDA SUBDIVISION FILING #01
90 HAVANA ST, AURORA, CO 80010

SITE PLAN

DATE	BY	REVISION

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

2



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

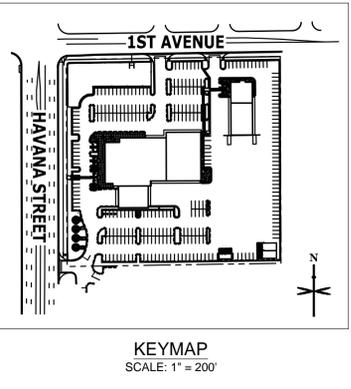
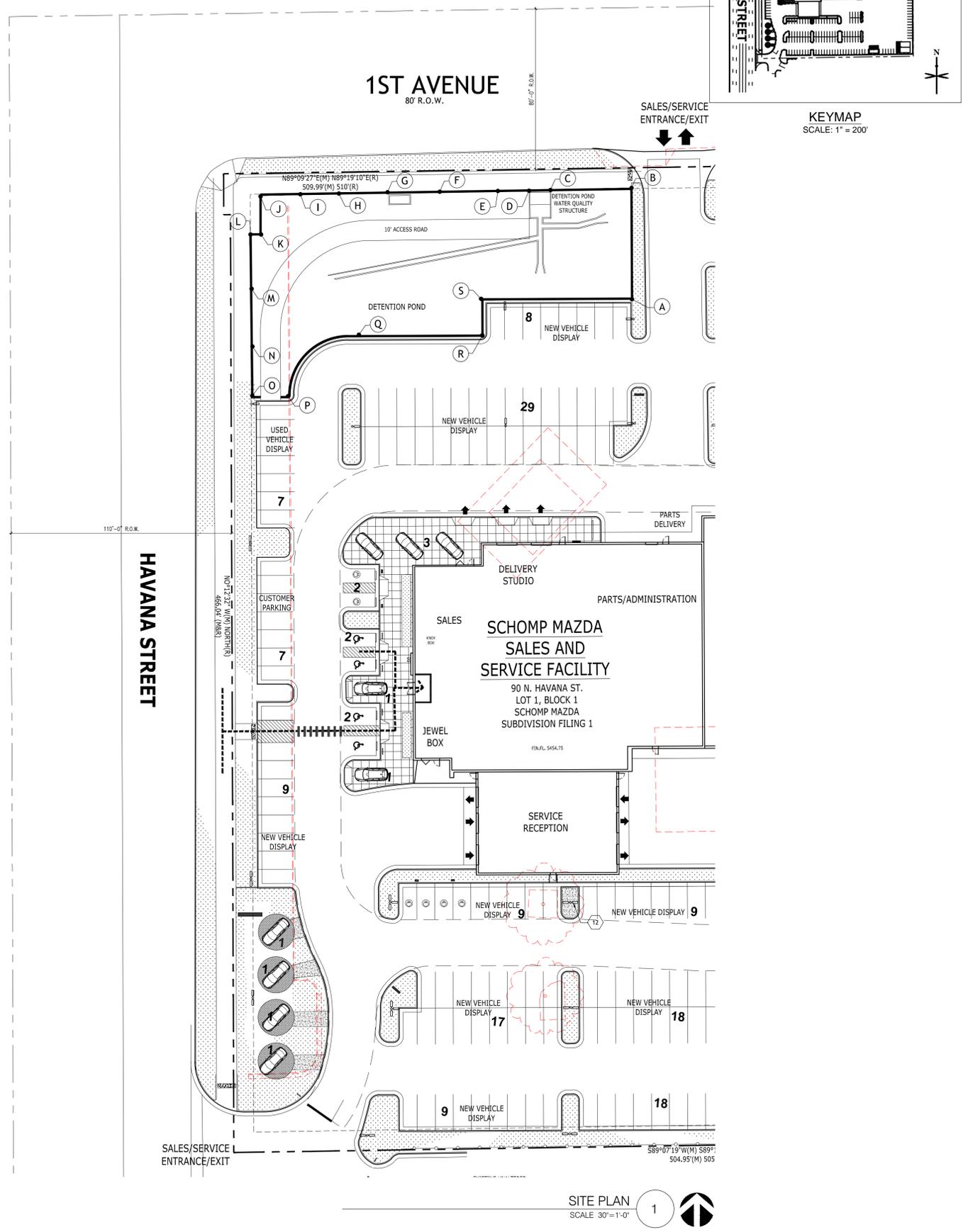
AT HAVANA ST. AND FIRST AVE. SETBACK LINES
RETAINING WALL-2 AT DETENTION POND
SCALE: 1"=1'-0"
CONCRETE: 4000 PSI / SLUMP: 4"-6"

ⓐ	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

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 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.
Know what's below. Call before you dig.



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

DATE	
BY	
REVISION	
No.	
SCHOMP AUTOMOTIVE GROUP 90 HAVANA STREET AURORA, CO 80010	
CONSTRUCTION DOCUMENTS SCHOMP MAZDA SUBDIVISION FILING NO. 1 SITE PLAN CASE NUMBER 1990-6051-02 90 HAVANA ST., AURORA, CO 80010	
PROJECT NO.	WES003.01
DESIGNED BY:	
DRAWN BY:	
DATE:	

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:

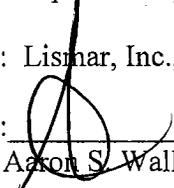
1190 Plum Valley Lane, Highlands Ranch, CO 80129
5. The name and position of each person authorized to execute instruments conveying, encumbering and otherwise affecting title to real property on behalf of the entity is:

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

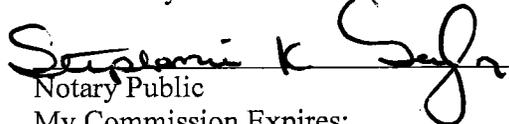
BY: 
Aaron S. Wallace, Vice President

STATE OF Colorado)

COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 19 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.


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