



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

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August 2, 2021

Garth Guthrie
Bubble Time Express Car Wash
1311 W 66th Ave
Denver, CO 80221

Re: Second Technical Review – Car Wash at City Center Marketplace – Site Plan and Conditional Use
Application Number: **DA-2250-00**
Case Numbers: **2020-6064-00; 2020-6064-01**

Dear Mr. Guthrie:

Thank you for your second technical submission, which we started to process on July 6, 2021. 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.

Issues remain and must be reviewed in another technical submission prior to printing final mylars. Please upload the revised plans once all other items have been completed including the easement dedications, license agreement, and Preliminary Drainage Letter. Technical submissions will not be accepted until these items have been addressed.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Emily Felton, Kimley-Horn
Laura Rickhoff, ODA
Filed: K:\\$DA\2250-00tech2



Second Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Signage Issues

Sheet 1

- 1A. The signage in the data block was changed from 215 s.f. to 400 s.f. for this review. Please change the permitted maxim signage back to 215 to comply with UDO requirements and modify proposed sign area to 210 s.f. per the elevation sheet.
- Note: if any changes occur between reviews that are not requested in this letter, they must be added to the comment response letter.
- 1B. Change the reference of the permitted maximum sign area to 146-4.10.5.
- 1C. Remove “per UDO Section 146-4.10.5.B.1” from the total signs allowed section.

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 2A. Provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
- **Important note from the Case Manager:** This file must be included with the final mylar submission. For future reference: this file is needed early in the process to assign a new address(es) and create the polygon for the new Site Plan/Plat file. It will not be acceptable to provide this file at the end of the review process moving forward.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Sheet 1

- 3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 4

- 3B. Private storm in a utility easement requires a license agreement. Please see Real Property comments for details.

4. Fire / Life Safety (Mark Apodaca Name / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 4A. Fire/Life Safety comments have been addressed.

5. Aurora Water (Nina Khanzadeh / 303-739-7490 / nkhanzad@auroragov.org / Comments in red)

- 5A. Aurora Water comments have been addressed.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Sheet 2

- 6A. Continue to work on all easement dedications highlighted. Contact Andy Niquette (aniquett@auroragov.org) to continue the process.
- 6B. If a license agreement is required for the private storm in the utility easement, please add it to the license currently in process. Please work with Grace Gray (ggray@auroragov.org) to begin or continue this process.
- 6C. NOTE: The Site Plan will not be approved by Real Property until all documents for easement dedications/releases and/or license agreements have been sent in, fully reviewed, and recorded.