



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

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August 17, 2021

Sue Baldwin  
Kinsale Properties Inc  
6600 W 20th Street, Unit 17  
Greeley, CO 80634

**Re: Third Submission Review - Parker Car Wash at Pioneer Hills - Site Plan Amendment**  
Application Number: DA-1301-24  
Case Number(s): 2000-6052-24

Dear Ms. Baldwin:

Thank you for your recent submission, which we started to process on July 30, 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.

Since a few important issues remain, you will need to make a technical submission after the administrative approval date of September 8, 2021. Please revise your previous work and send us a new submission. Once received, the technical review will commence. 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.

Please coordinate with your case manager for the required Notice of Pending Administrative Decision that is required to be sent to abutting property owners at least 10 days before the decision date. Additionally, notice signs are required to be posted on the property at least 10 days prior to the decision date. Coordinate with your case manager to pick up the signs up this week.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely

Rachid Rabbaa,  
Planner I  
City of Aurora, Planning Department

cc: Phil Walz - Hover Architecture 385 Inverness Pkwy Ste 190 Englewood, CO 80112  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\\$DA\1301-24rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. (See Item 1)
- The City Engineer is currently evaluating the need for railing/barrier on existing retaining walls. (See Item 2)
- See the redlines and comments on the site plan from Real Property (See Item 5)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use Comments**

1A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

2A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

2B. The City Engineer is currently evaluating the need for railing/barrier on existing retaining walls.

#### **3. Traffic Engineering** (Kyle Morris / 720-587-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in orange)

3A. No Comments.

#### **4. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

4A. No Comments.

#### **5. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

5A. Contact Andy Niquette at ([dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)) to start this easement dedication by separate document.