



Planning Division
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July 28, 2021

Chip Shaw
Comtec Wash Systems Inc
14825 W 68th Avenue
Arvada, CO 80007

Re: Second Submission Review: Buckeye Car Wash – Conditional Use and Site Plan Amendment
Application Number: DA-2265-00
Case Number: 1983-6048-05;1983-6048-06

Dear Mr. Shaw:

Thank you for your second submission, which we started to process on Friday, July 9, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since only a few issues remain, you will need to make another submission *after* your Planning Commission Hearing scheduled for Wednesday, August 11th. 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 Planning Commission Hearing 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 abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonino Benton II

Antonino Benton II, Planner I
City of Aurora Planning Department

cc: Phil Walz, Hover Architecture 385 Inverness Pkwy Ste 190 Englewood, CO 80112
Antonino Benton II, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\2265-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS

- Start easement dedication process (Real Property)
- The site plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
- Address fire lane and accessible route issues. (Life Safety)

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)

1A. Approved, no comments.

2. Landscaping (Kelly Bish / kbish@auroragov.org / 303-739-7189/ Comments in pink)

2A. Landscape comments will be forwarded to you **by your case manager** upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Andy Niquette / aniquette@auroragov.org / 303-739-7325/ Comments in pink)

3A. See the red line comments on the site plan. Add the references noted. Begin the easement dedication process with Andy Niquette at dedicationproperty@auroragov.org for the proposed Fire Lane and Access easement. If there needs to a License Agreement for the Trash enclosure, then contact Grace Gray at ggray@auroragov.org to start the process.

4. Civil Engineering (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

5. Life Safety (Ted Caviness / tcavines@auroragov.org / 303-739-7628 / Comments in blue)

Sheet 7 of 9:

5A. See comment related to fire lane sign detail.

Sheet 8 of 9:

5B. See comment related to exterior accessible route.

6. Traffic Engineering (Brianna Medema/ bmedema@auroragov.org / 303-739-7336 / Comments in gold)

6A. Approved, no comments.

7. Parks and Open Space (Curtis Bish, AICP/cbish@auroragov.org/ 303-739-7131/ Comments in purple)

7A. Approved, no comments.

8. Aurora Water (Casey Ballard/ nkhanzadeh@auroragov.org / 303-739-7490 / Comments in red)

8A. Approved, no comments.

9. Xcel Energy (Donna George/ donna.l.george@xcelenergy.com/ 303-571-3306)

9A. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for **Buckeye Car Wash** and has no additional concerns at this time.

No resubmittals necessary.