



July 2, 2021

City of Aurora Planning Dept  
Dan Osoba  
15151 E Alameda Parkway, Ste. 2300  
Aurora, CO 80012  
303-739-7250

**Re: First 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. Osoba:

Thank you for reviewing our initial planning submittal for Site Plan and Conditional Use. Below you will find the list of comments provided as well as responses. Where required we have revised the drawings and included those with this third review submittal.

## *First Technical Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No comments, questions, nor concerns were received during this application for adjacent property owners or registered neighborhood groups.

**Response: Thank you for your review**

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

- 2A. Zoning and Land Use issues have been resolved.

**Response: Thank you for your review**

#### **3. Access and Connectivity**

- 3A. Access and Connectivity issues have been resolved.

**Response: Thank you for your Review**

#### **4. Architectural and Urban Design Issues**

- 4A. Architecture and Urban Design issues have been resolved.

**Response: Thank you for your review**

#### **5. Signage Issues**

*Sheet 1*

- 5A. Per the response letter, this development will not have it's own monument sign. Please remove "and monument" from the data block.

**Response: Monument sign has been removed form the data block**

#### **6. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 6A. Please 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.

**Response: File will be submitted**

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

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

#### *Sheet 1*

- 7A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.  
**Response: Noted**
- 7B. Comments were provided on 3/9/21 for the preliminary drainage and no subsequent submittal has been made.  
**Response: Noted**

#### *Sheet 2*

- 7C. This is not a signalized location. Please remove the ramps for the north/south crossing of Alameda Pkwy.  
**Response: Signal is being proposed with construction documents. North curb ramps to be added with new signal construction.**
- 7D. Verify with Aurora Water what access requirement is needed. Vehicular access may not be required.  
**Response: Easements have been adjusted. Access easement needed for proposed drainage easement maintenance.**

### **8. Fire / Life Safety** (Mark Apodaca Name / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

#### *Sheet 1*

- 8A. Please provide the note as shown in the redlines.  
**Response: Note has been added.**

### **9. Aurora Water** (Nina Khanzadeh / 303-739-7490 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

#### *Sheet 4*

- 9A. It appears as though the inlet is encroaching into the utility easement and will require a license agreement.  
**Response: Inlet is no longer a part of the design.**
- 9B. It appears the meter is outside the utility easement. Please adjust the location.  
**Response: Water line and meter have been relocated. Meter is within utility easement in new location.**
- 9C. Will the roof drains be utilized? Please show if this is the case.  
**Response: Roof drain locations have been labeled**
- 9D. Will cars be travelling in the area highlighted? Are there any concerns with having a cleanout in the location shown?  
**Response: Cars will be in the area. Cleanout will be traffic rated to accommodate.**

### **10. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 10A. Tree Mitigation fees have been paid.  
**Response: Thank you for your review**



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

*Sheet 1*

11A. Add City of Aurora to the legal description.

**Response: City of Aurora has been added**

*Sheet 2*

11B. Begin all easement dedications highlighted. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to continue the process.

**Response: Easement dedications will be submitted.**

11C. Extend the line shown in the redlines.

**Response: Line is within the property limits for building setback.**

11D. A license agreement may be required for encroachments into the drainage easement. Please work with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to begin or continue this process.

**Response: License agreement will be processed.**

11E. 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.

**Response: Acknowledged**

With Kimley-Horn, you should expect more and will experience better. Please contact me at (303) 228 2300 or [Emily.Felton@kimley-horn.com](mailto:Emily.Felton@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Emily Felton".

Emily Felton, P.E.  
Project Manager