

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



May 19, 2021

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

**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. Guthrie:

Thank you for your first technical submission, which we started to process on May 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.

Several issues remain and must be reviewed in another technical submission. Please revise your previous work and send us a new submission on or after May 28, 2021.

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](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Emily Felton, Kimley-Horn  
Laura Rickhoff, ODA  
Filed: K:\SDA\2250-00tech1



## *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.

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

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

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

3A. Access and Connectivity issues have been resolved.

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

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

#### **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.

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

### **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.

7B. Comments were provided on 3/9/21 for the preliminary drainage and no subsequent submittal has been made.

##### *Sheet 2*

7C. This is not a signalized location. Please remove the ramps for the north/south crossing of Alameda Pkwy.

7D. Verify with Aurora Water what access requirement is needed. Vehicular access may not be required.

#### **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.

#### **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.

9B. It appears the meter is outside the utility easement. Please adjust the location.

9C. Will the roof drains be utilized? Please show if this is the case.

9D. Will cars be travelling in the area highlighted? Are there any concerns with having a cleanout in the location shown?



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

10A. Tree Mitigation fees have been paid.

**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.

*Sheet 2*

- 11B. Begin all easement dedications highlighted. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to continue the process.
- 11C. Extend the line shown in the redlines.
- 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.
- 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.