



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

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November 28, 2022

Walid Elkhoury
Wesnae
2109 S Wadsworth Blvd Ste 303
Lakewood, CO 80227

Re: Third Technical Submission Review: Schomp Hyundai – Site Plan Amendment
Application Number: DA-1012-05
Case Number(s): 1983-6023-09

Dear Mr. Elkhoury:

Thank you for your technical submission, which we started to process on November 15, 2022. 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.

Please continue to work on the easement dedication. Once you have made the necessary revisions to the plans, you may print and submit your final Site Plan Mylars and a clean pdf AFTER you finish the dedication. Please be aware if you print sheets that have not had corrections made you will have to reprint Mylars. Please also keep in mind that Mylar routing takes approximately 10-15 days. A Mylar Checklist is attached for your convenience.

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

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Troy Denning - Action Civil Engineering 9800 Mt Pyramid Ct 400 Englewood CO 80112
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\1012-05tech3.rtf



Third Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 3)
- Continue working on the four portions of the sidewalk along 1st Avenue; these need to be covered by the sidewalk easement dedication. (Item 4)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No Comments

2. Zoning and Land Use Comments

2A. No Comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham/ 303-739-7403/ jbingham@auroragov.org / Comments in green)

Site Plan

- 3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 3B. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce selectability of the items.

4. Real Property (Andy Niquette / 303-739-7325/ aniquett@auroragov.org / Comments in magenta)

- 4A. Continue working on the four portions of the sidewalk along 1st Ave that needs to be covered by the sidewalk easement dedication. Contact Andy Niquette (aniquett@auroragov.org) with any questions.



MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

**Allow 10 or more business days for Mylar processing*

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online