

Planning Division  
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October 25, 2022

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

**Re: Second 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 October 10, 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.

Since several important issues remain, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before Monday, November 7, 2022.

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 give me a call. I may be reached [rrabbaa@auroragov.org](mailto: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\1012-05tech2.rtf



## *Second 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. Acknowledged (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) Acknowledged

### **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](mailto: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. Acknowledged
- 3B. Separate the drainage and access easement. The drainage easement should only encompass approximately the functional portion of the pond. Acknowledged, easements split into Drainage Easement and Drainage Access Easement

#### **4. Real Property** (Andy Niquette / 303-739-7325/ [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

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