



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

[AuroraGov.org](http://AuroraGov.org)

March 12, 2025

Ruben Bachayev  
Ohr Avner Synagogue  
11100 E Mississippi  
Aurora, CO 80012

**Re: Fourth Submission Review:** Express Car Wash – Conditional Use and Site Plan  
**Application Number:** DA-2379-00  
**Case Numbers:** 2024-6037-00; 2024-6037-01

Dear Ruben Bachayev:

Thank you for your fourth submission, which we started to process on February 21, 2025. We have reviewed your plans 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 important issues remain that must be addressed *after* the Planning and Zoning Commission public hearing. 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.

The estimated Planning & Zoning Commission hearing date is still set for March 26, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Alan Jacob - Car Wash Pro Designers LLC 6400 N Northwest Highway Ste 4 Chicago, IL 60631  
Rachid Rabbaa, Case Manager  
Justin Andrews, ODA  
Filed: K:\SDA\DA-2379-00rev4



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please submit a preliminary digital address. SHP or a DWG file as soon as possible. (Addressing – Item 3)
- REPEAT COMMENT: Please relocate the existing utilities out of the proposed sidewalk (Civil Engineering - Item 4)
- Minor TIS comment; Pg 27 of 29, confirm Table number being referenced (Traffic Engineering - Item 5)
- This site plan cannot be approved until the Preliminary Drainage Letter is approved. (Aurora Water - Item 7)
- Advisory - Begin the dedication process for the proposed easements (Land Development Services - Item 9)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

1A. Please fix your page numbering

#### **2. Site Plan Comments**

2A. No comments

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

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

The CAD file that was sent has display problems.

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

#### **4. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

- 4A. REPEAT COMMENT: Please relocate the existing utilities out of the proposed sidewalk
- 4B. Call out that this is a SL4 and proposed since it's being relocated
- 4C. Show and label the existing streetlight

#### **5. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [dkaiser@auroragov.org](mailto:dkaiser@auroragov.org) / Comments in orange)

##### **TIS Comments:**

5A. Minor TIS comment; Pg 27 of 29, confirm Table number being referenced.

##### **Site Plan comments**

5B. Site Plan comment, Sheet 7, revise Sight Triangle Section comment for updated Roadway Manual section.

#### **6. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

6A. No comments

#### **7. Aurora Water** (Jennifer Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

7A. Drainage letter is still under review

7B. Repeat Advisory Comment: This site plan cannot be approved until the Preliminary Drainage Letter is approved.



- 7C. Repeat Advisory Comment: A license agreement or a private easement may be needed with the neighboring site to the North to build and maintain the sanitary sewer connection if the new building is to have a different owner. Please coordinate with the Northern building owner. License agreement or private easement record number should be complete for civil plan approval.

**8. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in mauve)

- 8A. No comments

**9. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 9A. Advisory - begin the dedication process for the proposed easements - send document to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and if there are any easements to be released - submit those to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org). These need to be completed by the time the building permit is submitted.