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February 22, 2021

Chad Roach  
Cornerstone Capital  
Po Box 1043  
Castle Rock, CO 80104

**Re: Second Technical Review:** Living Water Car Wash at Smoky Hill Crossing - Conditional Use and Site Plan  
**Application Number:** DA-2184-07  
**Case Numbers:** 2020-6040-00; 2020-6040-01

Dear Mr. Roach:

Thank you for your submission, which we started to process on February 1, 2021. We have reviewed your plans and there are a few minor items to address, plus the completion of the easement revisions and finalizing the License Agreement prior to the submittal of mylars. Please work with reviewers directly to ensure all comments have been satisfied.

Upon completion of the above items, please make another submission to confirm all items have been addressed. We will notify you to send us your final mylar drawings for signature and recording.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Phil Walz, Hover Architecture, 8920 Barrons Blvd, Suite 102, Highlands Ranch, CO 80129  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\2184-07tech2.rtf



## *Second Technical Review*

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

- Complete the License Agreement and easement relocation(s) (Real Property)
- Update tree mitigation Chart (Forestry)
- Align Fire Lane easements (Life/Safety)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Update the year in the signature blocks to 2021.

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

#### **2. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

2A. Comments are forthcoming by separate document. Please contact Brianna Medema directly.

#### **3. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphear@auroragov.org](mailto:rlamphear@auroragov.org) / Comments in purple)

3A. Add tree #18 to the Tree Mitigation Chart.

3B. Please include how mitigation will be achieved either through planting back on site or payment into the community tree fund. Tree mitigation is always above and beyond the Landscape Code requirements. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan.

3C. Please update tree mitigation table. See comments section of review for correct values. If payment will be made into the Tree Planting Fund, add column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

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

4A. Complete the License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to ensure she has all necessary documents. This must be complete and ready to record prior to the approval of the Site Plan.

4B. Add the monument sign to the license agreement.

4C. Work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to complete the easement relocation(s).

4D. Access easements are referenced as public and private. Please revise.

#### **5. Life Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in blue)

5A. Work with Real Property to release and rededicate the established fire lane to provide proper alignment of the fire lane with the neighboring site.