



Planning Division
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December 3, 2020

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

Re: PLANNING COMMISSION HEARING RESULTS:
Living Water Car Wash at Smoky Hill Crossing - Conditional Use and Site Plan
Application Number: DA-2184-07

Dear Mr. Roach:

Congratulations! The Aurora Planning Commission held a public hearing on November 24, 2020 and approved the Living Water Car Wash at Smoky Hill Crossings Conditional Use and Site Plan. The table below shows the results of the Planning Commission's action.

Case Numbers	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
2020-6040-00 2020-6040-01	Approved	No, unless appealed or called up by the City Council	1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.

Please be aware that your Planning Commission approval may be appealed by an abutting property owner or called up for second review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the Council has two meetings to call up the case following the Planning Commission's decision. I will notify you if that should occur.

Please address technical corrections to the plans in your next submittal. Any license agreement needs to be approved prior to the recording of mylars.

For assistance with Civil Engineering or Building Department processing or scheduling, please contact your Project Manager, Cesarina Dancy, at (303) 739-7044 in the Office of Development Assistance.

In our All 4 Business initiative we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!

https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning and Development Services

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