



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

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September 4, 2018

Sun Soon Lim  
LSJ Investment, LLC  
18694 E Crestridge Drive  
Aurora, CO 80015

**Re: Initial Submission Review – Beauty Supply Center – Subdivision Plat**  
**Application Number: DA-1279-45**  
**Case Number: 2017-3042-00**

Dear Applicant:

Thank you for your initial submission, which we started to process on Monday, August 6, 2018. We reviewed it and attached our comments along with this cover letter.

Since a few issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission on or before Friday, September 21, 2018.

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 at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wieder".

Sarah Wieder, Planner II  
City of Aurora Planning Department

cc: Reade Roselles, Coffey Engineering & Surveying, 4045 S Cloud Street, Suite 180, Loveland, CO 80538  
Meg Allen, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1279-45rev1.rtf



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Please change the name of the Subdivision Plat as the former use (beauty supply center) is no longer proposed. Coordinate with Real Property on naming conventions.

1B. Please be aware that when you submit a Site Plan for this property, additional easements may be requested based upon the layout and configuration you propose.

#### **2. Addressing (Cathryn Day / 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org))**

2A. The current address for this parcel is 11714 E Colfax Avenue.

2B. Please provide a preliminary digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers (if available). Ensure that the digital file is provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Eliminate any line work outside of the target area. Contact me if you need additional information about this digital file.

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

#### **3. Revenue (Drake Robinson / 303-739-7393 / [drobins@auroragov.org](mailto:drobins@auroragov.org))**

3A. Storm Drain Development fees and Sewer Development fees are due as the lot has never been platted. The Storm Drain Development fee is \$1,755 (\$3,250 / acre x 0.54 acres) and the Sewer Development fee is \$297 (\$550 / acre x 0.54 acres). The total fees due prior to the Subdivision Plat recordation are \$2,052.

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

4A. Make revisions to the Subdivision Plat per redline comments.

4B. Provide updated title work.

#### **5. Colorado Department of Transportation (Steve Loeffler / 303-7579891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))**

5A. We have been in contact with this developer and will be receiving a State Highway Access Permit for this location. Formal application has not yet been received, but the Traffic Letter is currently under review. We strongly encourage that cross-property access be addressed with the redevelopment of the motel property to the west of this property. That property should have cross property access with either this development, or with the Panda Express property to its west. This area of Colfax Avenue falls under a Contract Maintenance agreement between Aurora and CDOT. Any work in the State Highway Right-of-Way other than Access construction would fall under this agreement and no permitting is required from CDOT. All permitting would be with Aurora. Thank you for the opportunity to review this referral.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

August 24, 2018

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wieder

**Re: Beauty Supply Center, Case # DA-1279-45**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the subdivision plat for **Beauty Supply Center**. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

[https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado