



City of Aurora Planning Department
 15151 E Alameda Pkwy, 2nd Floor
 Aurora, Colorado 80012
 (303) 739-7250

Case Mgr
 Case Number 20046074-05
 Quarter Section 24 U
 Row ID 51990

MINOR AMENDMENT APPLICATION FORM

Available online at www.auroragov.org > Departments > Planning Department > Application Forms & Instructions: Last revised on: 01/01/2009

Applicant Information

Enter information for the person who will answer any questions regarding the application.

Name WILL YEAGER CHRIS FLINN 7/254 4792
 Address 3800 A. Erida report WAY W. #1430
University Place WA. 98146
 Phone 253-460-3046 Fax 253-460-5021
 Email WYEAGER@S.MRCE.NET

Property Owner

Enter information for the entity or person who is listed with the county as the owner of record.

Name Granite Southlands Town Center LLC
 Address c/o Black Rock Realty Advisors
4400 MacArthur Blvd. Newport Beach CA 92660
 Phone 303-627-5405 Fax 303-627-5001
 Email jeff@forestry.net

Type of Application

- Site Plan Amendment Site Plan Amend & Extend
 Redevelopment Plan New House Model
 Parking Plan Other: _____

Property Information

Address 6155 S. Main St.
 Existing Use Multi-use / con Shop Malls

Proposed Changes

Allow Rock chip Repair stand at designated locations

Submittal Materials

Three copies collated and folded down to 8½" x 11" are required. All plans should show redline changes to scale on existing drawings obtained from the Planning Department.

- Site Plan Building Elevation(s)
 Landscape Plan Detail Drawing(s)
 Color Photographs _____
 Copy of Current Business License

Property Owner's Signature

If a Minor Amendment is approved, I agree to amend the original Site Plan Mylar or provide a new Mylar to reflect the approved changes within 30 days of the approval date. An original signature is required.

Angela Malorec 12/2/09
 Property Owner's Signature Date

CR# 3839 dtl 12/08/09 \$500

Notice to Applicants: Use this form to apply for Minor Amendments to existing Site Plans, for minor Redevelopment Plans where no Site Plan was originally required, for Parking Plans, and for approval of new house models. Your fee in the form of a check or money order must accompany the application. Be sure to meet with a Planning Department representative prior to submitting the application. Hard to read faxed applications will not be accepted.

This Section for City Use Only	
Site Plan	<u>SOUTHLANDS LIFESTYLE CENTER RT</u>
Planning Dept Use Code	<u>RETAIL SOUTHLANDS</u>
Description	<u>WINDSHIELD ROCK CHIP REPAIR LOCATION SHOWN ON SITE PLAN</u>
General Location	<u>E470/SHOWY HILL NEC</u>
Existing Zoning	<u>E470 PAC</u> List all Wards <u>VI</u>
Neighborhood Liaison	<u>MARSHA</u>
Date of Pre-submittal meeting	<u>12/7/2009</u> by <u>RS</u>
Date application received	<u>12/14/2009</u> by <u>RS</u>
Thursday application start date	_____
Amount of application fee paid	<input type="checkbox"/> \$500 <input type="checkbox"/> \$1299 (Maximum 5 sheets per application)
Real Property Review	<input type="checkbox"/> Required <input type="checkbox"/> Not Required
	<input checked="" type="checkbox"/> No Encroachment <input type="checkbox"/> Easement encroachment
<u>NO ENCROACHMENTS INTO EASEMENTS</u>	
<u>Nail - needs review for tangent</u>	
(See opposite side for additional referrals)	
Planning Department Action	
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/conditions	
<input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn <input type="checkbox"/> Closed as Inactive	
<input type="checkbox"/> Referred to Planning Commission	
Signed: Director of Planning or Representative	<u>12-21-09</u> Date
Conditions/Notes	
<u>* BUILDING PERMIT NOT NEEDED IF LESS THAN 400 SF</u>	
Date File Retired	Submissions

CSP # 11
check w/ Biology Dept *

5 Minute Rock Chip Express™

Summary of Business Activity:

A common rock chip, if left un-repaired, will almost always crack out over time. This then requires a complete windshield replacement. This costs the customer the full price of their deductible (typically \$100 to \$500) plus it costs the insurance company the balance of the cost. Windshield replacements can commonly cost between \$300 and \$1300.

The insurance industry is constantly looking for ways to keep premiums down, so as to offer a better value to the consumer.

With the use of high technology equipment and resins, a rock chip can be repaired to keep it from cracking and restore the damaged area to almost "like new" condition, in most cases. This will save the customer time and money by eliminating the need for a replacement. These repairs also save the insurance industry millions of dollars each year. The insurance industry has found this "repair first" program so successful that almost every automobile insurer in America is willing to pay for the full cost of repair and waive any deductible. This means that the repair is "FREE" to the consumer.

Our approach is simple and professional. We establish sites in high traffic, easy to get to, and convenient locations. Our "draw" is a clean, festive tent with crisp, attractive signage and staffed by highly trained young professional windshield repair technicians who can not only answer all the questions the customer may have, but also provide expert repair of such a high quality as not to be matched in the industry. The process is fast. Some basic information, verification of coverage, the 5 minute repair and the customer is on road again.

Customers without insurance can purchase a repair at extremely competitive prices.

All work is warranted to the customer's satisfaction and meets all insurance standards and requirements. Our warrantee guidelines comply with the most rigid industry standards set by such companies as State Farm, Allstate, Pemco, Geico etc.

We are authorized to do work for and bill directly all insurance companies that participate in this program (100% of all major and greater than 97% of minor insurance providers in the US).

5 Minute Rock Chip Express

December 11, 2009

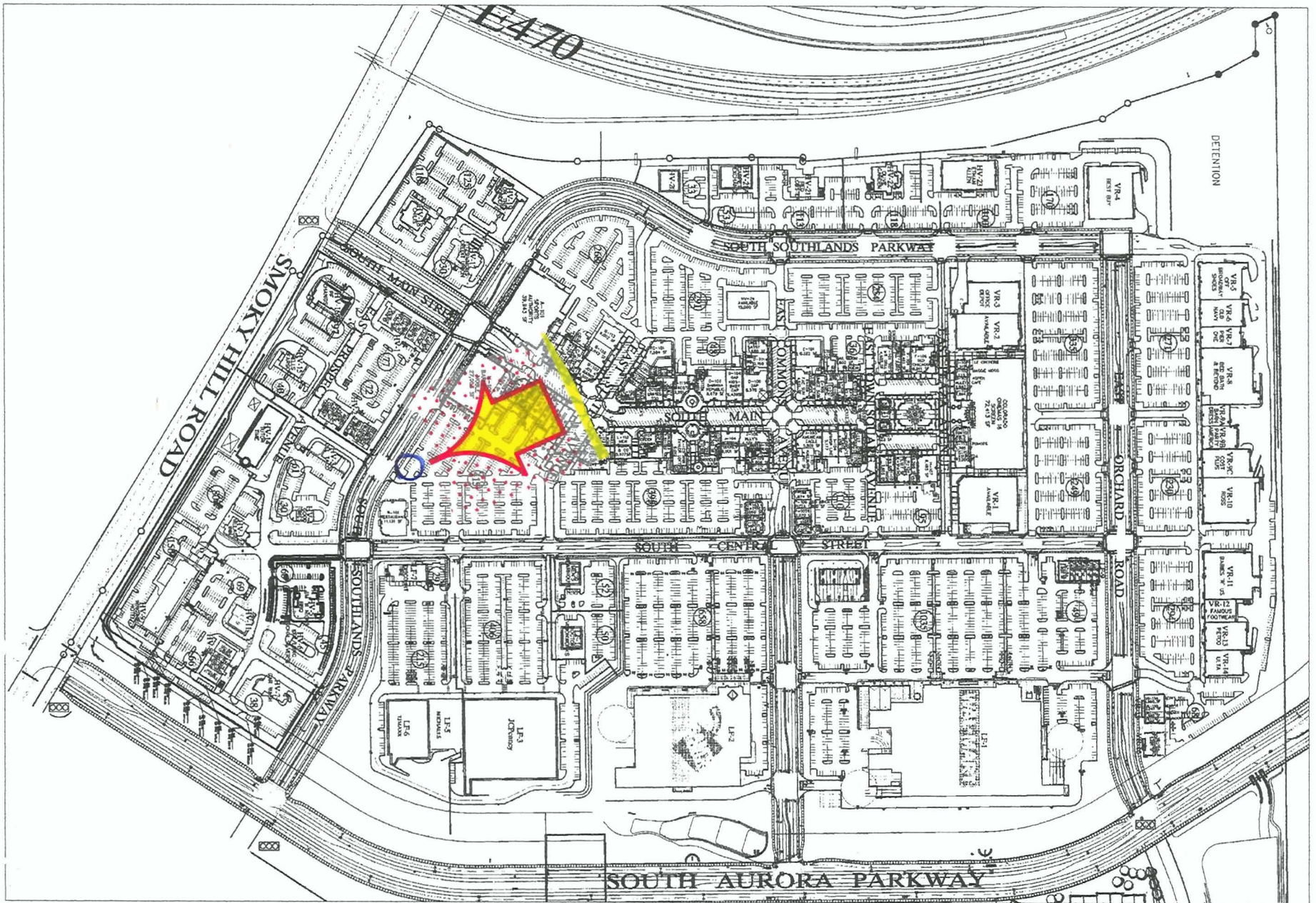
Thanks for the opportunity to perform this valuable service for the Southlands Mall community.

The Southlands Mall site hours of operation will be as follows:

Monday-Sunday (excluding major holidays)

0800-2000 (weather permitting)

Chris Flynn
District Manager
Mr. Chips, Inc.
720-254-4792





December 8, 2009

Forest City
Southlands

Re: Letter of Intent

To Whom It May Concern:

I, Jeff Nemece, General Manager with Forest City for Southlands agree to allow Mr. Chips, Inc. its agent or one of its assigns (lessee), permission to use for the purposes of Rock Chip Repair the following property.

Southlands Town Center

This agreement includes the use of a minimum of two parking spaces, and as much as four. If more parking is required based on city zoning review, or use permit application, such will be granted. This letter is to confirm the minor amendment form filed with the city.

In addition the host establishment gives permission to use sanitary facilities. Lessee will keep the area in and around its operation clean and maintained in accordance with city, Forest City, and Southland's rules. Lessee will be responsible to clean the area once the activity is closed.

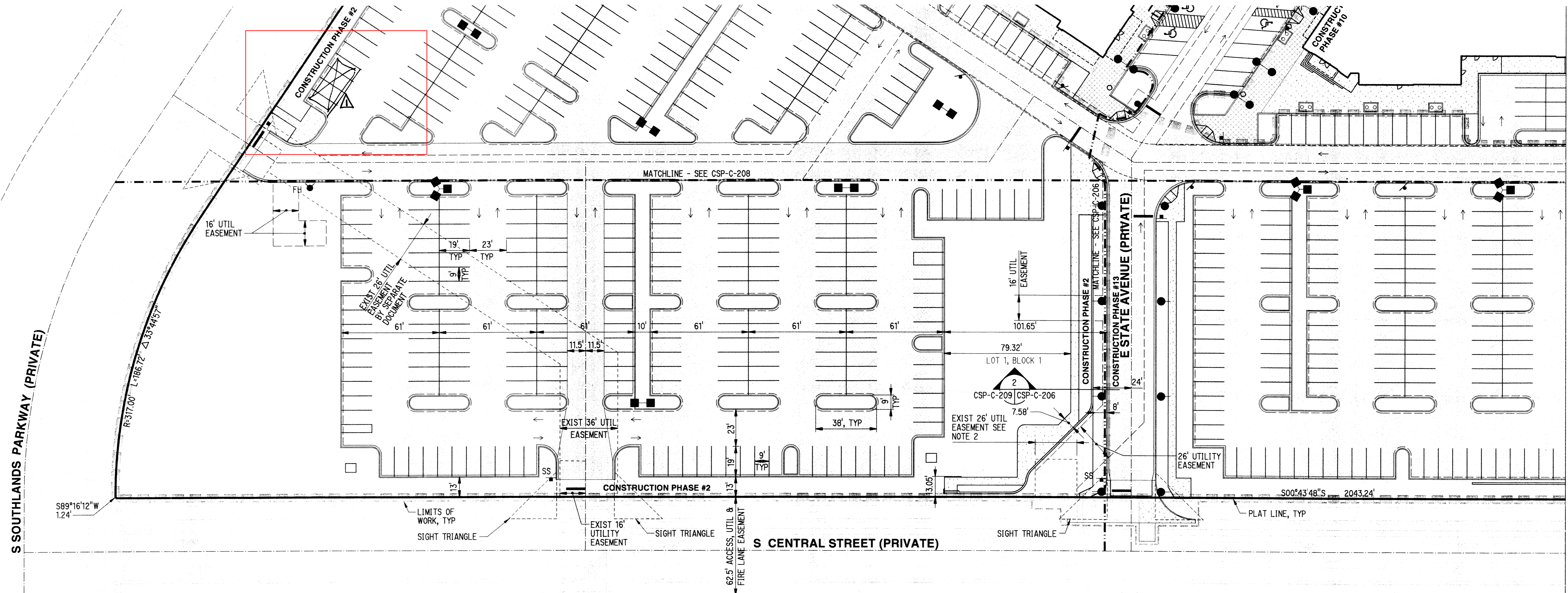
This letter of permission has been issued to help lessee in obtaining licensing in the city of Aurora. This letter is not a final contract and is conditional upon lessee obtaining permission and/or license from the various agencies involved. It is also conditional on payment for occupancy upon time of final contact.

If you have any questions please feel free to contact me.

Regards,

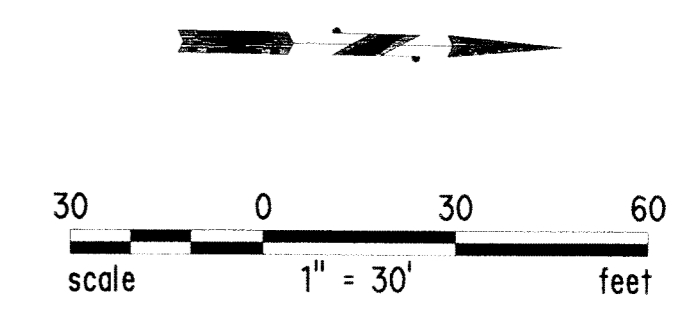
Jeff Nemece
General Manager
Forest City - Southlands





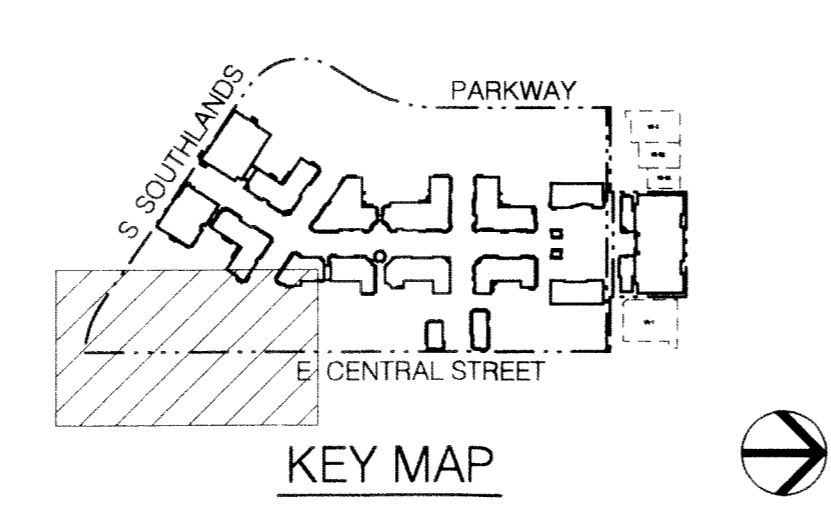
▲ 12/21/2009; MA-511990; 2004-6074-05
WINDSHIELD ROCK CHIP REPAIR LOCATION

- NOTES:**
1. SEE SHEET CSP-C-102 FOR \LEGEND AND ABBREVIATIONS.
 2. EXISTING EASEMENT WILL BE RELINQUISHED PRIOR TO BUILDING PERMIT REQUEST OR THE SITE PLAN WILL BE AMENDED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.



CONSULTANT:
MAGNUSSON KLEMENCIC ASSOCIATES
 Structural + Civil Engineers
 1301 Fifth Avenue, Suite 3200
 Seattle Washington 98101-2699
 T. 206 292 1200 F. 206 292 1201
 www.mka.com

OWNER:
ALBERTA DEVELOPMENT PARTNERS
 5460 South Quebec Street, Suite 210
 Englewood, CO 80111
 T 303 771 4004
 F 303 771 4086
 www.albdev.com/



CALLISON
 CALLISON ARCHITECTURE, INC.
 1420 Fifth Avenue #2400
 Seattle, Washington 98101-2343
 T 206 623 4646
 F 206 623 4625
 www.callison.com

SOUTHLANDS
 LIFESTYLE CENTER, PHASE C
 E-470 and Smoky Hill Road
 Aurora, CO 80012
 PROJECT # 203183.00

ISSUED / REVISED	DATE	
CSP SUBMITTAL #2	1/06/05	
CSP SUBMITTAL #3	2/15/05	
CSP SUBMITTAL #4	3/29/05	
REVISED PER CITY COMMENT	5/02/05	
REVISED PER CITY COMMENT	5/09/05	
CSP SUBMITTAL #6	3/10/06	
CSP SUBMITTAL #7	4/12/06	
CSP SUBMITTAL #8	12/15/06	

SOUTHLANDS CONTEXTUAL SITE PLAN FILING #11 APPLICATION PHASE C OCTOBER 15, 2004

SITE PLAN

CSP-C-209