



**October 15, 2024**

**City of Aurora  
Stephen Grubrud  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012**

**Re: QuikTrip 4238 (#2024-6006-00, 2024-6006-01, 2024-3004-00) / Response to Sixth Submission  
Review Site Plan Submittal Comments (Technical Corrections)**

Dear Mr. Grubrud:

Thank you for taking the time to review our site plan submission for QuikTrip 4238 along with City staff and providing valuable feedback, which was received on October 1, 2024. Comment responses have been addressed on the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,  
Norris Design

Stacey Weaks  
Principal



#### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Maximum Slope Conformance at and Adjacent to Accessible Pedestrian Route.
- Ensure Easements on the Site Plan Match the Plat and Vice-Versa.
- Resolve Issues Relating to the Relocation of the Referenced Water Line.

#### PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
  - a. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this review. The requirement for a Neighborhood Meeting has therefore been waived.  
**Response: Thank you.**
2. Completeness and Clarity of the Application  
Site Plan Comments
  - a. All comments have been addressed, no further comments at this time  
**Response: Thank you for your review.**
3. Zoning, Conditional Use, and Subdivision Comments
  - a. All comments have been addressed, no further comments at this time.  
**Response: Thank you for your review.**
4. Architectural and Urban Design Comments
  - a. All comments have been addressed, no further comments at this time.  
**Response: Thank you for your review.**
5. Signage & Lighting Comments
  - a. As discussed during the 9/25/2024 Planning Commission hearing, please include signage indicating that 24-hour parking is not permitted.  
**Response: Signage will be provided; note added to sheet 3 of the Site Plan set.**
6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
  - a. All landscaping comments have been addressed, no further comments at this time.  
**Response: Thank you for your review.**

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Jonathan Phan/ 303-912-9403 / Jphan@auroragov.org / Comments in green)
  - a. All civil engineering comments have been addressed, no further comments at this time.  
**Response: Thank you for your review.**
8. Traffic Engineering (Dean Kaiser/ 303-739-7584 / djkaiser@auroragov.org / Comments in amber)
  - a. All traffic comments have been addressed, no further comments at this time.  
**Response: Thank you for your review.**



9. Fire / Life Safety (Steve Kirchner/ 303-739-7489 / skirchn@auroragov.org / Comments in blue)  
Site Plan Comments  
Sheets 6-10 & 24
  - a. Parts of this sheet are unreadable at times. Please check for file corruption.  
**Response: The files were not distorted on our end. A new copy has been submitted**Sheet 7
  - b. What is this measurement?  
**Response: This is the running slope of the sidewalk in this section.**
10. Aurora Water (Alicia Caton/ 303-807-8869 / acaton@auroragov.org / Comments in red)
  - a. All Aurora Water comments have been addressed, no further comments at this time.  
**Response: Thank you for your review.**
11. PROS (Addison Petti/ 303-739-7147 / apetti@auroragov.org / Comments in mauve)
  - a. Approved, no further comments at this time.  
**Response: Thank you for your review.**
12. Land Development Services (Roger Nelson / 720-587-2657/ ronelson@auroragov.org / Comments in magenta)  
Plat Comments  
Sheet 1
  - a. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. Send in the State Monument Records for the aliquot corners used in the plat.  
**Response: Monument records provided with submittal.**
  - b. Confirm date: September 4, 2024  
**Response: Date confirmed and corrected on title commitment note. Updated title commitment provided with submittal.**Sheet 2
  - c. Continue working to acquire or set this monument. Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision's external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."  
**Response: Revised monument label accordingly, as requested.**
13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)
  - a. Thank you for the previous responses, no further comments at this time.  
**Response: Thank you for your review.**