



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

10/1/2024

Jessica Glavas
Quiktrip Corporation
12000 Washington St, Ste. 175
Thorton, CO, 80241

Re: Technical Submission Review – Quiktrip 4283 Colfax & I-70 – Site Plan, Conditional Use, and Plat
Application Number: **DA-2364-01**
Case Numbers: **2024-6006-00, 2024-6006-01, 2024-3004-00**

Dear Ms. Glavas,

Thank you for your technical submission, which we started to process on September 17th, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since only minor comments remain, your next submittal and review will be technical in nature. Please revise your previous work and send us a new submission on or before October 21st, 2024. 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 let me know. I may be reached at 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Stacey Weaks, Norris Design
Brit Vigil, ODA
Filed: K:\SDA\2364-01tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Issues with site plan file corruption.
- Address Subdivision Plat Checklist Item #13.d
- Incorporate “24-hour parking prohibited” signage per the Planning Commission request

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. 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.

2. Completeness and Clarity of the Application

Site Plan Comments

- 2A. All comments have been addressed, no further comments at this time

3. Zoning, Conditional Use, and Subdivision Comments

- 3A. All comments have been addressed, no further comments at this time.

4. Architectural and Urban Design Comments

- 4A. All comments have been addressed, no further comments at this time

5. Signage & Lighting Comments

- 5A. As discussed during the 9/25/2024 Planning Commission hearing, please include signage indicating that 24-hour parking is not permitted.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments

- 6A. All landscaping comments have been addressed, no further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Jonathan Phan/ 303-912-9403 / Jphan@auroragov.org / Comments in green)

Site Plan Comments

- 7A. All civil engineering comments have been addressed, no further comments at this time.

8. Traffic Engineering (Dean Kaiser/ 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

- 8A. All traffic comments have been addressed, no further comments at this time.

9. Fire / Life Safety (Steve Kirchner/ 303-739-7489 / skirchn@auroragov.org / Comments in blue)

Site Plan Comments

Sheets 6-10 & 24

- 9A. Parts of this sheet are unreadable at times. Please check for file corruption.

Sheet 7

- 9B. What is this measurement?

10. Aurora Water (Alicia Caton/ 303-807-8869 / acaton@auroragov.org / Comments in red)

Site Plan Comments

- 10A. All Aurora Water comments have been addressed, no further comments at this time.



11. PROS (Addison Petti / 303-739-7147 / apetti@auroragov.org / Comments in mauve)

11A. Approved, no further comments at this time.

12. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Plat Comments

Sheet 1

12A. (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.

12B. Confirm date: September 4, 2024

Sheet 2

12C. 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.”

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

13A. Thank you for the previous responses, no further comments at this time.