

April 9, 2025

Erik Gates
City of Aurora - Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: Technical Submission Review: Quiktrip 4274 – Conditional Use and Site Plan
Application Number: DA-2373-00
Case Numbers: 2024-6009-00, 2024-6009-01**

Dear Erik,

Thank you for the comments on April 7th, 2025 for the above-mentioned project. To address your comments concisely and simplify your review of the submission, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: SUMMARY OF COMMENTS

- Since only a few minor comments remain, you will not need to make another technical submission. Please coordinate with the remaining reviewers prior to sending in your final mylars. See the attached mylar checklist before preparing your mylars. Fill out the checklist and send it along with your final mylars to your case manager directly for recording.
- Note that all our comments are numbered. If you have made any other changes to your documents other than those requested, you will need to make another full resubmission. If you resubmit, include a cover letter specifically responding to each item and detailing the additional changes. The Planning Department reserves the right to reject any resubmissions that fail to address these items.
- Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

TECHNICAL SUBMISSION REVIEW: SUMMARY OF COMMENTS

- Is it necessary for the transformer enclosure to be 8ft tall? [Planning]
- Is the detail shown on page 3 proposed wall or a stair tread? [Landscaping]
- Storm Drain Development Fee Due prior to recordation: \$1,389.80. [Revenue/TAPS]

PLANNING DEPARTMENT COMMENTS

Planner 2 Erik Gates / 303.739.7132 / egates@auroragov.org

1. COMMUNITY QUESTIONS, COMMENTS AND CONCERNS

- 1B. There were no community comments received on this review cycle.
- Response: Understood and acknowledged, thank you.

2. PLANNING (COMMENTS IN TEAL)

Site Plan Page 16

2A. Is it necessary for the transformer enclosure to be 8ft tall? How tall are the transformers themselves? The enclosure should only be just tall enough to obscure these from view.

- *Response: The transformer will be 5.5ft in height and the pad will be 5.66ft x 6.5ft in L & W. Transformer door side will be 6.5ft. The west side of the transformer is proposed as 8ft tall as the grade drops 1.27ft between the two transformers. The east wall is proposed to be 6.73ft tall to match the height on the west side.*

3. LANDSCAPING ISSUES

Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal

Site Plan Page 3

3A. Is the detail shown on page 3 proposed wall or a stair tread?

- *Response: It is a proposed stair tread, not a wall. All callouts are updated to reflect this.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. AURORA WATER

Jennifer Wynn / 734.258.6523 / jwynn@auroragov.org / Comments in red

4A. There were no more Aurora Water comments on this review.

- *Response: Understood and acknowledged, thank you.*

5. REVENUE/TAPS

Melody Oestmann / moestman@auroragov.org

5A. Storm Drain Development Fee Due prior to recordation: \$1,242 X 1.119 acres = \$1,389.80.

- *Response: Storm fees are to be paid prior to recordation.*

6. LAND DEVELOPMENT REVIEW

Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta

6A. There were no more Land Development comments on this review. Please refer to advisory comments on previous reviews before submitting final mylars and applying for building permits.

- *Response: Understood and acknowledged, thank you.*

We appreciate your review and approval of the site plan. Please contact me at 720-897-6312 or Danielle.Prescott@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Danielle Prescott, PE

Project Manager