



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

*AuroraGov.org*

May 6, 2024

Jessica Glavas  
Quiktrip Corporation  
12000 Washington Street, Suite 175  
Thornton, CO 80241

**Re: Fourth Submission Review:** QuikTrip Store #4245- Conditional Use and Site Plan  
**Application Number:** DA-2350-00  
**Case Numbers:** 2023-6024-00 (Site Plan) and 2023-6024-01 (Conditional Use)

Dear Jessica:

Thank you for your fourth submission, which we started to process on April 22, 2024. We have reviewed your plans and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments and community members.

At this time, we are now ready to schedule you for an upcoming Planning Commission hearing. At this time, staff would propose Wednesday, June 12<sup>th</sup> for the Planning Commission date. Please let me know at your earliest convenience if that date works for your team. After the PC hearing, and assuming that PC votes for approval, a technical submission dealing with the remaining comments can occur. In addition, I will be glad to schedule a meeting where we can discuss how the no recommendation works for PC.

Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at [stimms@auroragov.org](mailto:stimms@auroragov.org).

Sincerely,

Steve Timms, AICP  
Planning Supervisor  
City of Aurora Planning Department

cc: Stacey Weeks, Norris Design, Agent  
Lorianne Thennes, ODA  
Filed: K:\SDA\2350-00rev4



## *Fourth Submission Review*

### **1. Community Questions, Comments, and Concerns**

1A. No additional community questions at this time.

### **2. Narrative**

2A. No additional comments at this time.

### **3. Site Plan and Conditional Use Comments**

3A. Sheet 14: The colored elevations have changed from the last submittal and the removal of the faux windows and awnings are not supported by staff. The black and white renderings still shows these important features. Please add them back to the color renderings based on the previous submittals.

### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

4A. No additional comments at this time.

### **5. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

5B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

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

### **6. Civil Engineering (Sergio Um/ [sum@auroragov.org](mailto:sum@auroragov.org)/ Comments in green)**

6A. No additional comments at this time.

### **7. Traffic Engineering (Jason Igo/ [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)**

7A. No additional comments at this time.

### **8. Fire / Life Safety (Steve Kirchner/ [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org)/ 303-739-7489/Comments in blue)**

Site Plan Comments-Sheet 21

8A. Please identify the exit discharge route on the photometric sheet.

Sheet 3

8B. You have the area around the pumps listed as ADA-accessible. A crosswalk is needed for access between the pumps and the building. Please see the photometric sheet. (This may be an already address old comment).

8C. Set the existing hydrant back from the curb per the notes provided. (This may be an already addressed old comment).

### **9. Aurora Water (Chong Woo [cwoo@auroragov.org](mailto:cwoo@auroragov.org)/ Comments in red)**

9A. No additional comments at this time.



**10. Forestry** (Rebecca Lamphear/ 303-739-7139/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org)/ Comments in purple)

- 10A. Keep screen walls at least 11' from existing trees.
- 10B. Aurora Forestry cannot approve the plan until tree mitigation has been paid.

**11. Land Development Services Easements** (Grace Gray/ [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

- 11A. Easements by separate document have not been started. Easement dedications are to be submitted to [DEDICATIONPROPERTY@AURORAGOV.ORG](mailto:DEDICATIONPROPERTY@AURORAGOV.ORG), Releases are to be submitted to: [RELEASEEASEMENTS@AURORAGOV.ORG](mailto:RELEASEEASEMENTS@AURORAGOV.ORG)