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November 3, 2023

Nick Singh-Sandhu  
Nicks Investments LLC  
6180 S Oak Hill Way  
Aurora, CO 80016

**Re: Second Submission Review – Nick’s Convenience – Jackson Gap at Porteos – Site Plan and Plat**  
Application Number: **DA-1903-35**  
Case Numbers: **2023-6040-00, 2023-3038-00**

Dear Nick Singh-Sandhu:

Thank you for your second submission, which we started to process on October 12<sup>th</sup>, 2023. 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 23<sup>rd</sup>, 2023.

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.

Your estimated Administrative Decision date is set for January 3<sup>rd</sup>, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause your administrative decision 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 (303) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Steve Cromer, The Dimension Group  
Jazmine Marte, ODA  
Filed: K:\SDA\1900-1999\1903-35rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- A roof form or height variation is needed on the fueling canopy. [Planning]
- More shrub variety is needed and ornamental grasses account for too much of the shrub requirement. [Landscaping]
- Provide a typical section for the wall. Identify the max height and material. Walls over 30" require hand railing. [Civil Engineering]
- Sight triangles need to be shown on the landscape plans. [Traffic Engineering]
- Label Emergency Shutoff switches and make sure access to switches is not obstructed by landscaping. [Fire/Life Safety]
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
- Please see the outside reviewing agency comments from Denver International Airport.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There are no community comments on this first review cycle.

#### **2. Completeness and Clarity of the Application**

- 2A. There were no more completeness or clarity comments on this application.

#### **3. Zoning and Land Use Comments**

- 3A. There were no more zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues**

- 4A. There were no more streets or pedestrian issues on this review.

#### **5. Parking Issues**

- 5A. There were no parking issues identified on this review.

#### **6. Architectural and Urban Design Issues**

[Site Plan Page 9 & Color Elevations Page 2]

- 6A. A roof form or height variation is required for roofs, including canopy roofs. Variation is required every 60 ft, so this will only be needed on the front and rear elevations. The added cornice, while appreciated, does not vary along the length of the canopy.

#### **7. Signage Issues**

- 7A. There were no more signage comments on this review.

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

[Site Plan Page 2]

- 8A. Call out/label the retaining walls.

[Site Plan Page 3]

- 8B. Provide spot elevations for the top and bottom of wall.

[Site Plan Page 5]

- 8C. There are too many of the same shrub being proposed. Select a different shrub for some of the locations. There are a lot of Broom and Snowberry.

- 8D. The City Landscape Notes appear on this sheet and sheet 5. Only one set is necessary.

- 8E. Provide a variety for the Chokeberry.

- 8F. Add the five required landscape notes as found in The Landscape Reference Manual found on line.



- 8G. No more than 40% of the total shrub requirement may be specified as ornamental grasses. This quantity exceeds the maximum permitted by code. No more than five percent may be provided as perennials.
- 8H. There are Oregon Grape Holly proposed on the west side of the building and they tend to like some shade in hotter climates. This will receive a lot of direct sunlight on hot summer days.
- 8I. What is the dark line and can it be turned off?
- 8J. Provide color and different texture around the sign. Code requires the entrances to have enhanced landscaping which is typically tied to the signage. Refer to Section 146-4.7.5. L. Site Entryways and Intersections.
- 8K. Place the taller plant material in the back and the shorter plant material in the front. See landscape plan for reference.
- 8L. Provide a taller plant along the exterior of the trash enclosure to supplement the concrete masonry unit wall that is proposed. Preferably evergreen plantings.
- 8M. Update the ornamental grass quantity.
- 8N. The landscape buffer should be measured just to the curb line of the development and NOT internal to the site.  
[Site Plan Page 6]
- 8O. Update the landscape tables per the comments provided.  
[Site Plan Page 7]
- 8P. Provide a more definitive detail of the proposed walls. Provide material, height, and color. Will it match the aesthetic/masonry treatment proposed for the building?

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

- 9A. There were no more comments from Addressing on this review.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

[Site Plan Page 1]

- 10A. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."
- [Site Plan Page 3]
- 10B. Remove cross pans from the site plan submittal. They will be reviewed/approved as part of the civil plans.
- 10C. Provide a typical section for the wall. Identify the max height and material. Walls over 30" require hand railing.

**11. Traffic Engineering (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

[Site Plan Page 2]

- 11A. Add key note #13 to the crosswalk.
- 11B. Need R3-5b, RIGHT TURN ONLY sign (will try and get it on the RSN 1726166 Porteos PA-9A-9C Civils which are currently in review). [2 comments]
- 11C. Add "& Street Name Sign".
- 11D. Repeat comment, intersection sight triangles required and need to be illustrated on landscaping plan as well. [2 comments]

[Site Plan Page 5]

- 11E. Show intersection sight triangles. [2 comments]

[Traffic Analysis Page 1]

- 11F. Minor edit needed for Trip Gen tables, also need graphic figure of trip distribution and site trips on roadway network.

[Traffic Analysis Page 4]

- 11G. Add note that this was for a 3,500 sf convenience store, ITE subcategory 2-4k facility.
- 11H. Add note that this is for the proposed 6,200 sf convenience store, ITE subcategory 5.5-10k facility.

[Traffic Analysis Page 5]



11I. Reviewed, accept values as presented.

[Traffic Analysis Page 6]

11J. Provide a graphic figure depicting trip distribution and trip assignment from the site onto the roadway network around the intersection of 64th & Jackson Gap as well as the site accesses.

[Truck Route Exhibit]

11K. Need to illustrate EB right turn in from 64th Ave.

11L. Is gas tanker truck the same size and wheelbase as a WB-50? If not, need to provide its template as well.

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

[Site Plan Page 2]

12A. Add fire lane sign here.

12B. Rotate all fire lane signs according to information provided.

12C. Per drawing below, there is an existing hydrant on this side approximately 150' to the north of this intersection.

[Site Plan Page 3]

12D. Provide transverse and longitudinal spot elevations in accessible route.

[Site Plan Page 4]

12E. Combine label to Fire Lane, Access and Utility Easement. [2 comments]

[Site Plan Page 5]

12F. Label Emergency Shutoff switches. Make sure access to switches is not obstructed by landscape.

[Site Plan Page 10]

12G. Show accessible route on photometric plan.

**13. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@aurorgov.org](mailto:ddpershi@aurorgov.org) / Comments in red)

[Site Plan Page 1]

13A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

[Site Plan Page 4]

13B. Please label and dimension 10 ft water easements covering the meter and hydrant

13C. This manhole creates an acute angle for the inlet to the west. Please update the configuration to a 90-degree angle within this manhole.

**14. TAPS/Aurora Water** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

14A. Unpaid tap fees totaling **\$2,034.40** are due prior to mylar recordation.

**15. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

15A. Comments from Land Development Review are forthcoming. Please reach out to the reviewer directly for updates.

**16. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

16A. There were no more comments from Xcel Energy on this review.

**17. Denver International Airport** (Brodie Ayers / 303-342-2804 / [brodie.ayers@flydenver.com](mailto:brodie.ayers@flydenver.com))

[Repeated Comments]

17A. The proposed development is within the "10,000' Critical Area for Wildlife-Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.  
[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33).



- 17B. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:  
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.