



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

Worth Discovering • [auroragov.org](http://auroragov.org)

March 27, 2024

Thomas Culbertson  
GPM Southeast LLC  
(276) 393-2270  
[tculbertson@gpminvestments.com](mailto:tculbertson@gpminvestments.com)

**Re: 2nd Submission Review:** Diamond Shamrock Corner Store No.2 Site Plan Amendment  
**Case Number:** 1989-6028-04

To whom it may concern:

Thank you for your initial submission, which we started to process on March 14, 2024. We have reviewed your plans and attached our comments along with this letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review time frames, please revise your previous work and send us a new submission on or before April 17, 2023 (but you may still submit after this date).

Note that all our comments are numbered. When you resubmit, include a comment response 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.

Seeing as I have taken over the case from the previous case manager Alex Hufft, I would welcome the opportunity to meet with you via Microsoft Teams to address any questions or concerns. I may be reached at [Jschirem@auroragov.org](mailto:Jschirem@auroragov.org) or 303.739.7468. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

James Schireman

K:\Dept\Planning and Dev Serv\ZDR\MA\2023 MAs\1989-6028-04 Diamond Shamrock Cornerstore No 2\Rev2



## *Initial Submission Review*

### **1. Planning** (James Schireman / 303-739-7468 / [Jschirem@auroragov.org](mailto:Jschirem@auroragov.org) (Comments in dark teal)

1A. Per UDO section 146-4.7.8.B.1, all ground mounted equipment shall be screened from public view by landscaping or a decorative wall. Please provide evidence that confirms no transformer or other electrical equipment will be visible behind the Mission Viejo decorative wall or include landscaping in order to screen the equipment.

**The decorative wall is too short to obscure the electrical equipment. Landscape screening will be added.**

1B. If landscaping is necessary, new screening should consist of at least two species of shrubs (trees are not allowed within utility easements), with their additions shown as new symbols on the landscape legend and corresponding abbreviations, names, quantities and sizes listed in the plant schedule. Please note 5-gallon shrubs are the minimum size required upon planting.

**Two species of shrubs have been used.**

1C. Show the new chargers and equipment on all sheets affected by the amendment.

**Chargers and equipment added to each sheet.**

### **2. Fire/Life Safety** (Richard Tenorio / [RTenorio@auroragov.org](mailto:RTenorio@auroragov.org) / Comments in blue)

2A. Please remove all fire lane signage along the sign once the fire lane easement has been vacated.

**Signs to be removed during construction.**

### **3. Land Development** (Susie Wever / [Swever@auroragov.org](mailto:Swever@auroragov.org) / Comments in magenta)

3A. Parking within the fire lane easement can only be approved once the easement has been released, which Aurora Fire and Life safety can be allowed per the previous review letter. Please submit a Fire Lane Easement Release document to Release Easement Intake: [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org). Overall minor amendment approval cannot be released until this easement release is approved.

**Fire Lane Easement Release document is attached.**