

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



March 11, 2024

Jessica Glavas  
QuikTrip Corporation  
12000 Washington St, Ste 175  
Thornton, Colorado 80241

**Re: Initial Submission Review – QuikTrip 4238 Colfax & I-70 – Site Plan, Conditional Use, and Plat**  
Application Number: **DA-2364-01**  
Case Numbers: **2024-6006-00; 2024-6006-01, 2024-3004-02**

Dear Ms. Glavas:

Thank you for your initial submission, which we started to process on February 22, 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 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 April 3, 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](mailto:sgubrud@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Stephen Gubrud".

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Stacey Weaks, Norris Design  
Brit Vigil, ODA  
Filed: K:\SDA\2364-01rev1



## *Initial Submission Review*

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

- Discrepancies between the landscape plan and utility plan.
- Architecture and building entrance orientation.
- Comprehensive labeling of easements and other features.
- Additional details for site lighting fixtures, trash receptacles, etc.

### **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 First Review Neighborhood Meeting has therefore been waived.
- 1B. One comment was received from Xcel Energy during this review. Please see their comments attached at the end of this letter.

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

##### *Site Plan Comments*

##### *Sheet 1*

- 2A. Please modify the document title to read: “Site Plan and Conditional Use.”
- 2B. Building perimeter landscaping comments indicate the required number of trees is not being met. If an adjustment is requested for this feature, please include the request on the cover sheet and add a justification to the letter of introduction.
- 2C. If any adjustments are requested, please add “with adjustment(s)” to the document title.
- 2D. Add the Amendment Block to the cover sheet. Size: 4-inch by 6-inch format is recommended.
- 2E. At this time, the planning application fees have been paid. No additional planning application fees are due at this time.

#### **3. Zoning, Conditional Use, and Subdivision Comments**

##### *Site Plan Comments*

##### *Sheet 1*

- 3A. Within the site data table, revise the zoning description to read: Mixed Use Corridor.

##### *Sheets 3-4*

- 3B. Label the zoning district of ALL adjacent properties. I-1 zoning is present where the property borders I-70 to the north.
- 3C. Please clarify in the narrative if the truck parking will not be allowed overnight and please add to the site plan signage in this area to re-iterate this.
- 3D. The plat shows a 24” wide access easement between lots. Is this wide enough to cover the sidewalk and tree lawn?
- 3E. The current conditions of the site are in a rather messy and uncompliant state. Please state in the narrative your intention to demolish the existing buildings and structures and remove the existing uses from the site.
- 3F. Please also make a note on the site plan that no development of any kind will be allowed on Lot 2 until a site plan is approved by the City.

#### **4. Streets and Pedestrian Comments**

##### *Site Plan Comments*

##### *Sheets 3-4*

- 4A. Plans indicate future sidewalks along Picadilly will be developed by “others.” In your letter of introduction please detail the timeline and identify the responsible party for this construction. Please include a landscaped area along Picadilly as well, as usually that is the requirement of the adjacent property owner.

##### *Sheet 17*

- 4B. There are two different bike rack details shown – sheet 9 and sheet 11. Please clarify.



## **5. Parking Comments**

### *Site Plan Comments*

#### *Sheet 1*

- 5A. Though there is no requirement for a parking maximum, the site is well overparked. Only 22 spaces are required and 69 (including 28 semi-truck stalls) are being provided. If there are site constraints that would be helped by removing parking, staff would be amenable to the removal of spaces.
- 5B. The 3 spaces per 1,000 gfa is the only parking requirement for this proposal.
- 5C. Note: the accessible and van-accessible requirements for parking are within and not in addition to the 22-space requirement for the fueling station.
- 5D. Include bicycle parking in the parking summary: requirement = 5% of the required vehicle parking; proposed (at least 2 spaces – each inverted-U counts as two spaces).

#### *Sheet 4*

- 5E. Bike racks must retain two points of contact for each "space" provided. This is typically provided with an "inverted-U" design.

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

### *Site Plan Comments*

#### *Sheet 18*

- 6A. Please provide a materials detail board/table indicating the materials and color palettes to be used on exterior finishes.
- 6B. Provide legend for material and architectural feature callouts.
- 6C. Rear elevation facing the plaza/open space area should incorporate a building entry to fulfill the requirements of UDO section 146-4.8.4.B.1.
- 6D. It is suggested to provide trash receptacles near the outdoor seating areas. Please show the location on the site plan sheet and provide a detail consistent with the Master Plan.
- 6E. Provide masonry calculations for each elevation.
- 6F. Provide a table for each elevation that shows compliance with required facade character elements for primary, secondary, and tertiary facades (Sec. 146-4.8.7).
- 6G. Additional facade character elements will be required on the secondary facade.
- 6H. Call out building façade lighting on all elevations.

#### *Sheet 19*

- 6I. Elevation callouts should be "north, south, east, west".
- 6J. Does the canopy incorporate an illuminated band? If so, it shall be no more than 9". Please call out or dimension the band.
- 6K. The canopy needs to include variations in parapet height, like a long building façade.

## **7. Signage & Lighting Comments**

### *Site Plan Comments*

#### *Sheet 1*

- 7A. Even if signage is to be provided under a separate permit, please include the maximum sign SF allowances per code for wall signs, monument signs, etc. Please also show the locations of any monument signs, taking into account minimum setback, and show setbacks on plans.

#### *Sheets 18-20*

- 7B. Please indicate the location of any wall-mounted lighting features on all elevations. Show any lighting fixtures to be used on-site on detail sheet(s).
- 7C. Show dimensions for all designated wall sign areas.
- 7D. If any panels or awnings are internally illuminated, please call out those specifically. If these are proposed, the following requirements will apply:
  - The area of the internally lit panels or awnings shall not exceed 20% of each elevation.
  - The area of all internally lit panels or awnings shall not exceed 10% of the total of all elevation areas.

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

8A. Which is correct? The landscape plan includes 4 utility lines through this area. Is the landscape plan correct or the utility plan?

*Sheet 10*

8B. Add "Not for Construction" to all landscape plan sheets.

8C. See comments on the landscape plan and utility plan. If the utilities as shown on the landscape plan are not there, then add the street trees.

8D. Add a column for the width required/provided at both indicated locations.

8E. Update the ROW Street frontage buffer table as indicated.

8F. Please update the utility area disclaimer as indicated (9 trees =90 shrubs).

8G. Provide a table for the required and provided detention pond landscaping.

- 1 tree and 10 shrubs per 4,000 sf above the 100-year water surface elevation.
- Approximately 12,407 sf of area above the 100-year water surface elevation.
- 3 trees and 31 shrubs or tree equivalents.
- The shrubs provided in the street frontage buffer can count towards the required detention pond landscaping.

8H. This number (42") may need to be revised based on the requirements for detention pond landscaping.

8I. Request an adjustment for the indicated elevations if the proposed trees provided will be less than the required amount.

*Sheet 12*

8J. There do not appear to be any existing trees. Are there? If not, please remove this symbology from the legend.

8K. What is this gray line? It does not show up on the utility plan.

8L. Shrubs are required to be contained within the edger.

8M. Silver Maples are extremely surface-rooted. Do not use those in the curbside landscape.

8N. This should be added to the Picadilly buffer requirement (335').

8O. This should be added to the Picadilly buffer requirement (205').

8P. While the city will be constructing the entire 6-lane arterial of Picadilly to Colfax, the city does not include the curbside landscape. The curbside landscape is the responsibility of the adjacent lot owner. Please include the curbside landscape and proposed detached sidewalk for Picadilly Road with the next submission.

*Sheet 13*

8Q. This is the curbside landscape. The buffer is located behind the back of the sidewalk.

8R. Adjust the line type scale so that these utilities read better.

8S. Why does the landscape plan have so many more utilities traversing this area than what has been included in the utility plan? Refer to Sheet 8. If all these utilities are not here, then provide the required street trees.

8T. What are these gray lines? They do not show up on the utility plan.

8U. Dimension and label the street frontage buffers.

8V. Two trees are required per larger island per code.

8W. Silver Maples are extremely surface-rooted. Do not use those in the curbside landscape. They are not good street trees. They are better for large open space areas, and track areas.

8X. Include the ultimate future-built condition of Picadilly Road. The edge of pavement and sidewalk. Buffers for street frontages are measured from the back of the walk.

8Y. These plants do not appear to be labeled.

8Z. The street frontage buffer along here needs to screen the parking lot. The plant material, while providing a variety in color, height and texture, will not screen the parking lot as intended by code. Please provide a more structured row of taller shrubs adjacent to the parking lot.

8AA. This should be added to the Picadilly buffer requirement (306').

8BB. This portion of the street frontage buffer would require 4 trees or tree equivalents and 36 shrubs.

8CC. This portion of the street frontage buffer would require 5 trees or tree equivalents and 55 shrubs. The total removes the sidewalk from the calculation.

8DD. These plants have no label.



8EE. All the plants in the curbside landscape should have their own plant call outs.

8FF. These two trees should be counted toward the required street frontage buffer trees as well as the required detention pond trees.

*Sheet 15*

8GG. Are there any existing trees that are being retained?

*Sheet 18*

8HH. Please update these to reflect north, south, east, and west.

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

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

## **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 Comments*

*Sheet 2*

10A. Please add the following note:

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspection Permit for the streetlights are required. Certificates of occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

*Sheet 3*

10B. Advisory: civil plan submittals will require the north arrow to point to the top or the right of the sheet.

10C. Identify the inside and outside radii of the fire lane easement.

10D. Where is the opposing ramp for these proposed ramps?

10E. The street does not appear to be graded as shown in this section.

*Sheet 4*

10F. As indicated in the pre-app notes, show the curb and gutter for the ultimate condition of Picadilly on the site plan sheets. Please coordinate with Brad Richardson ([brichard@auroragov.org](mailto:brichard@auroragov.org)) regarding the City's obligation for Picadilly vs. the applicant. If the City is not providing the detached walk, it will be the responsibility of this site plan adjacent to the ROW.

10G. The ultimate condition of Colfax should be shown on this site plan.

10H. Dedicate a 25' lot corner radius.

10I. Show the full extent of the proposed improvements.

10J. Identify the street classification for Colfax.

10K. Dimension the curbside landscaping for Picadilly and Colfax.

10L. Revise the typo to "sight."

10M. Please clarify which radii these are labeling.

10N. For Colfax, public streets shall have public streetlights in conformance with COA standards.

Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable



- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

*Sheet 5*

- 10O. Is a retaining wall proposed in this location? If so, identify the max height, material, railing, and provide a typical section.
- 10P. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.
- 10Q. Please add the following note: "The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1."
- 10R. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 10S. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 10T. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 10U. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

*Sheet 6*

- 10V. Please add the following note: "The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1."
- 10W. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 10X. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 10Y. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 10Z. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 10AA. Max 4% slope down to the public ROW.
- 10BB. The trench drain should be outside of the public ROW. (typical)
- 10CC. What is the purpose of this proposed concrete? Please remove it if it is not required by other departments.
- 10DD. Provide a longitudinal slope arrow to the ROW. Max 4% down to the ROW.
- 10EE. Define the type of pavement proposed on site.
- 10FF. Please add the following note:  
"Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."

*Sheet 9*

- 10GG. Remove from the site plan. Details that vary from COA standards will be reviewed and approved with the civil plans.
- 10HH. Remove copyrights from all of the lighting details.

**11. Traffic Engineering** (Dean Kaiser/ 303-739-7584 /[djkaiser@auroragov.org](mailto:djkaiser@auroragov.org)] / Comments in amber)*Traffic Impact Study Comments**Sheet 1*

11A. See comments including figure naming conventions, severe LOS highlights required, trip gen for QT (25 vs 26 FP), expecting operational analysis updates for impacted intersection. Comments throughout the report.

*Sheet 24*

11B. And LOSs? remove LOS since you have in Fig 4-7

*Sheets 25-26 & 40-41*

11C. Change “Forecasts” to “Volumes”

*Sheet 29*

11D. Highlight LOS deficiencies.

*Sheet 31*

11E. Please confirm: The site plan shows 20 gas pumps and 6 diesel pumps (26 FP).

*Sheet 32*

11F. Modify verbiage to state “Picadilly Road” at the specified locations.

*Sheet 38*

11G. Please see the updated calculations based on the 26 FP count.

*Sheet 44*

11H. Provide reanalysis to improve operation.

11I. Highlight all bad LOS values (LOS e & Fs).

*Sheet 46*

11J. What can be done to improve the operation?

*Sheet 64*

11K. What does this change represent?

*Site Plan Comments**Sheet 2*

11L. Add the following note:

(Applicant/owner name, address, phone #) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Colfax Avenue and Picadilly Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all-through and left-turn movements and 50% of right-turn movements unless otherwise determined by the traffic engineer. Under 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, before the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.

11M. Revise this note to read:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

*Sheet 3*

11N. Check scale, plan measures 40 scale, not 30 scale.

*Sheet 4*

11O. Check your scale, plan measures 40 scale, not 30 scale.

11P. Why wasn't the Picadilly/I-70 Interchange alignment added to the site plan?

11Q. COA access spacing not met (300' min).

11R. Detached sidewalk up to DDI per COA Picadilly Roadway plan set.

11S. All stalls to be 20' deep.

11T. Need to see vehicle turning templates for truck accessibility.



11U. Add a RIGHT ONLY sign.

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

*Site Plan Comments*

*Sheet 1*

12A. Remove ICC Code Year line.

*Sheet 2*

12B. Replace all of note #4 with the indicated note.

12C. Replace note #9 with the indicated note.

12D. Add the indicated note. Place the word INFLUENCE between the words EXCEEDING and UNDER.

*Sheet 3*

12E. Use the information provided to locate ESO. TYP.

12F. Does the ADA route end here?

*Sheet 4*

12G. Provide a crosswalk between the building and accessible pumps.

12H. Signs must be centered on accessible spaces.

12I. Please adjust the fire lane easement so that it travels the path of the highlighted area.

*Sheets 5-6*

12J. Please show accessible routes on grading sheets with transverse and longitudinal grade percentages.

*Sheet 7*

12K. Please check with Aurora Water to see if they want a water line stub in this area.

*Sheet 8*

12L. A second connection will be required to have a looped water connection.

*Sheet 9*

12M. Replace the L1 detail with the one provided above.

12N. Add the indicated detail.

12O. Label the Fire Lane Easement. See note on sheet 4.

12P. Please show full accessible route on this sheet. Make sure it is consistent with the routes shown on other sheets.

**13. Aurora Water** (Alicia Caton/ 303-807-8869 / [acaton@auroragov.org](mailto:acaton@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 1*

13A. This site plan will not be approved until the preliminary drainage report is approved.

*Sheet 3-4*

13B. Label as water easement (TYP).

*Sheet 7*

13C. Label as water easement.

13D. The fire hydrant requires an easement per Aurora Water Standards.

13E. Any private infrastructure crossing the easement will require a license agreement.

13F. Clearly show sanitary sewer. Cannot distinguish between dashed line.

13G. Label sanitary as public or private.

13H. All easements within this area must be clearly defined (TYP).

*Sheet 8*

13I. Changes in horizontal and vertical alignments will require manholes. In addition, manholes cannot be located on top of water mains.

13J. Verify manhole existence and any existing stubs will be required to be removed.

13K. Advisory note: there is a 24" DIP water main that runs in E Colfax Ave. Running a parallel 8" water main will not be advised.

13L. Fire hydrants are located outside of road ROW. An easement is required. Please update the plat as well.

13M. These water meters are outside of road ROW. An easement is required. Please update the plat as well.

13N. Label as water easement.



- 13O. Connect the 8" water line to the 24" DIP in E Colfax Ave using a wet tap.
- 13P. Extend the 8" water main to connect to the 24" DIP in E Colfax Ave. Label the connection as a wet tap.
- 13Q. The existing water line configuration is not clear. Provide information on water utilities (TYP). It does not match City records.
- 13R. See comments regarding the water line connection in E Colfax Ave.
- 13S. Identify all sanitary services.
- 13T. Add the following notes:
  - 1) All sanitary services shall be private.
  - 2) All water services downstream of the meter shall be private.
  - 3) A storm infrastructure including the detention pond shall be private and maintained by the owner.

*Sheet 13*

- 13U. Advisory note: No trees are permitted within the utility easement or 8' within the utility.

**14. PROS** (Addison Petti/ 303-739-7147 / [apetti@auroragov.org](mailto:apetti@auroragov.org) / Comments in mauve)

- 14A. Approved, no further comments at this time.

**15. Land Development Services** (Roger Nelson / 720-587-2657/ [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

*Site Plan Comments*

*Sheet 1*

- 15A. Legal description should match the plat document.

*Sheet 3-4*

- 15B. Please confirm: Lot 2?

*Sheet 4*

- 15C. Label boundary B&D's to match the plat. (Typical).

- 15D. Verify and revise measurement: 314,032 on plat?

*Plat Comments*

*Sheet 1*

- 15E. The vicinity map shows a different area from the site plan.
- 15F. Not a subdivision plat note.
- 15G. "They are" - See COA 2023 Subdivision Plat Checklist Item #4.
- 15H. A portion of Keil Subdivision as recorded in the Adams County Clerk & Recorder's official records at Reception No. 785294 and.
- 15I. Insert "A Portion of"
- 15J. On the vicinity map please show: T3S & T4S.
- 15K. On the vicinity map please show: Adams County & Arapahoe County.
- 15L. Label publicly dedicated street names within 1/2 mile of the site per COA 2023 Subdivision Plat Checklist Item #3.
- 15M. Graphics shows 222.11'? See COA 2023 Subdivision Plat Checklist Item #13.d.(7) (Typical).
- 15N. Table shows 31.08'
- 15O. Provide Road Name and Recording Information.
- 15P. as described in Book 493, Page 488?
- 15Q. Recording Information?
- 15R. Label B&D on graphics?
- 15S. See COA 2023 Subdivision Plat Checklist Item #5.b.: "be a metes and bounds description of the exterior boundaries..."
- 15T. Remove hard return?
- 15U. Graphics shows 37°37'30"? See COA 2023 Subdivision Plat Checklist Item #13.d.(7) (Typical).
- 15V. Label B&D on graphics.
- 15W. Graphics shows S00°28'46"E 1278.11'?
- 15X. Be consistent in naming reference.
- 15Y. Add "date" to COA approvals block.
- 15Z. Confirm date as this was two years ago?



- 15AA. Confirm the date as this was two years ago.
- 15BB. Insert: "or Tract"
- 15CC. The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
- 15DD. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(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 a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d. (The provided closure report has a mixture of record and measured). Send in the State Monument Records for the aliquot corners used in the plat. See the red line comments on the plat and site plan.

*Sheet 2*

- 15EE. Do not show existing underlying subdivision names, lot lines, or lot and block designations COA 2023 Subdivision Plat Checklist Item # 13.d.(9).
- 15FF. Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision 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."
- 15GG. See COA 2023 Subdivision Plat Checklist Item #5.b. "be a metes and bounds description of the exterior boundaries..."
- 15HH. Label bearing?
- 15II. Area totals: 575,715 & Closure shows 575,716?
- 15JJ. Recording Information?
- 15KK. What is cap on? Fully describe monument and cap stamping COA 2023 Subdivision Plat Checklist Item #13.d.(1).

*Sheet 3*

- 15LL. Confirm:  $122.01' + 330.20' + 3.00' = 455.21'$ ?
- 15MM. What is cap on? Fully describe monument and cap stamping COA 2023 Subdivision Plat Checklist Item #13.d.(1).
- 15NN. Label this as a drainage easement to match the site plan. The length of the easement should match that of the site plan.
- 15OO. Add in water and sanitary easement to the overall plan.
- 15PP. All hydrants and meters not in road ROW will need a water easement. Please ensure the site plan and plat match.

*Sheet 4*

- 15QQ. Add dimension terminators as shown for clarity.
- 15RR. Specify water easement (TYP).
- 15SS. See note on sheet 4 of site plan for fire lane easement changes.
- 15TT. See comment on site plan regarding utility easements.

*Sheet 5*



15UU. Closure report mixes record and measured?

15VV. Label indicated distances.

15WW. Dimension to easement line crossing COA 2023 Subdivision Plat Checklist Item #16.b.

15XX. Label as water easement.

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

*Generally*

16A. Please see the attached comment letter provided by Xcel Energy below.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
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[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

March 4, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Stephen Gubrud

**Re: Quiktrip 4238 Colfax and I-70, Case # DA-2364-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use, replat, and site plan for **Quiktrip 4238 Colfax and I-70**. To ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests minimum 10-foot-wide utility easements around the perimeter of the platted lots.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo owns and operates existing overhead electric distribution facilities within the subject property, and request that they are shown on the plan.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e.



transformer), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)