

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



April 7, 2025

Danielle Prescott
Kimley-Horn and Associates Inc.
6200 S Syracuse Way Ste 300
Greenwood Village, CO 80111

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 Danielle Prescott:

Thank you for your technical submission, which we started to process on March 20, 2025. 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 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.

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.

Sincerely,

A handwritten signature in black ink that reads "Erik Gates".

Erik Gates, Planner II
City of Aurora Planning Department

cc: Maddy Kish, Kimley-Horn
Ashley Goodrich, Quiktrip Corporation
Lorianne Thennes, ODA
Filed: K:\\$DA\2300-2399\2373-00tech4



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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

1. Community Questions, Comments and Concerns

1B. There were no community comments received on this review cycle.

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.

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?

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.

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.

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.



RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012
 303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting final plans to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Final Plan Set Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU- TOD).	
	Comments from all departments have been addressed and all changes to the Final Plan Set have been approved by the affected departments prior to submittal of the Final Plan Set to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following for properties within Adams County: · One complete signed and notarized site plan PDF in at least 18" x 24" and no larger than 24" x 36" format at 40MB or under (can be emailed to the case planner). Plans must be scanned black and white with 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Please submit the following for properties within Arapahoe or Douglas Counties: · One complete signed and notarized site plan PDF in 24" x 36" format at 40MB or under (can be emailed to the case planner). It must be scanned black and white with 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.	
	For properties within Adams County: · One complete set of signed and notarized MYLARS in at least 18" x 24" and no larger than 24" x 36" format.	

	<ul style="list-style-type: none"> · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> · One complete set of signed and notarized MYLARS in 24" x 36" format · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	

When ready to submit the MYLARS, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online