

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



May 25, 2023

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

**Re: Initial 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 initial submission, which we started to process on May 4, 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 June 16, 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.

The estimated Planning & Zoning Commission hearing date is still set for July 26, 2023. 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 303-739-7184 or [stimms@auroragov.org](mailto:stimms@auroragov.org).

Sincerely,

Steve Timms, AICP, Planning Supervisor  
City of Aurora Planning Department

cc: Stacey Weaks, Norris Design, 1101 Bannock Street, Denver, CO 80204  
Lori Anne Thennes, ODA  
Filed: K:\SDA\2350-00rev1.rft



## *Initial Submission Review*

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

- Compliance with Comprehensive Plan and Other Long-Range Plans
- Compliance with Conditional Use Review and Approval Criteria
- Building Orientation and Architecture (specifically along Alameda and Crystal)
- Technical Line Work and Clarity of Easements

### **PLANNING DEPARTMENT GENERAL COMMENTS**

This site serves as a critical entryway location and is located along the important Alameda high-profile corridor. There are several long-range plans that address this particular area of the City. These plans include 1) the City Center Station Area Plan, 2) the City Center Vision planning process, and 3) the Aurora Places Comprehensive Plan. In addition to the master plans, the Unified Development Ordinance (UDO) serves as the planning and zoning regulations for the MU-R zone district together with the review and approval criteria for both the site plan and the conditional use permit. Based on the review of the submitted application and these long-range plans, along with UDO requirements and review criteria, there are strong concerns about the proposal at this location. These concerns were brought up during the pre-application process last year.

Within this letter are found a variety of comments that highlight elements found within these plans and regulations which emphasize the importance of creating a unique and high-quality urban environment for the City. Any development or redevelopment of this property will be reviewed in this context and through these criteria. This location and its subsequent redevelopment, based on the review of the documents mentioned above, functions differently than more traditional greenfield suburban development. At this time, based on the information submitted, staff do not support these applications (site plan and conditional use permit). Therefore, major updates to this proposal, including site use, building placement, architecture and massing, and urban design elements will be needed for whoever redevelops this site to help implement and be in conformance with the principles and goals of these long-range planning and regulatory documents.

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

1A. Twenty (20) registered neighborhood organizations and eight (8) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received. Review comments were received by one (1) outside agency and are attached to this letter.

### **2. Compliance with Long Range Plans- Long Range Planning (Daniel Krzyzanowski/ 303-739-7187/[dkrzyzan@auroragov.org](mailto:dkrzyzan@auroragov.org))**

2A. There are several long-range plans that address this particular area of the City. These plans include 1) the City Center Station Area Plan, 2) the City Center Vision planning process, and 3) the Aurora Places Comprehensive Plan. Based on the review of the submitted application and these plans, there are strong concerns about the proposal at this location. These concerns were also brought up during the pre-application process.

2B. The City Center Station Area Plan (adopted in 2015).

- Station areas, like the City Center, offer opportunities to create new employment districts and increase the number of jobs in the area. Removal of the existing ~25,000 sf office building and replacement of a gas station and convenience store would remove capacity for primary office employment in the area.
- The fundamental concept for the district is an urban, mixed-use district with the highest densities closer to the Aurora Metro Center Station and central areas of the district. A series of urban blocks should offer a high level of pedestrian connectivity, safety, and convenience. Auto-oriented land uses and development patterns can erode this vision. If approved, this would be the fourth gas station on this half-mile stretch of Alameda Avenue. (With an existing fuel station immediately to



- the east of this site)
- The Sable / Alameda intersection is considered the gateway to the station area and should serve as the primary architectural highlight of the district. Land uses near the intersection should facilitate a high-density, multi-story redevelopment over time. The plan specifically envisions all four corners of this gateway intersection to be developed with a minimum of three-story buildings, which describes the existing office building but does not describe the proposed convenience store and gas station. Removal of the office building to accommodate a gas station and convenience store would de-intensify this parcel.
- 2C. City Center Vision planning process (ongoing).
- The ongoing City Center vision process reiterates the importance of the district as an urban mixed-use center that offers concentrations of employment, among other active uses. The Sable and Alameda intersection is a primary gateway into the district and the design and character of development in this central area should be a highlight.
  - A concentration of office uses, and employment opportunities are important elements of the district's vision. The addition of these land uses, not removal, should be a priority.
- 2D. Aurora Places Comprehensive Plan (adopted 2018).
- The City's 2018 Comprehensive Plan identifies the subject area as the Urban District placetype, which is described as one of Aurora's "signature destinations that offer a unique, vibrant urban experience". This placetype envisions among the most urban environments within Aurora, defined by its density, scale, and pedestrian-friendly environment. The plan specifically notes that development in this placetype should "place buildings at or near the sidewalk to maintain a traditional streetwall effect" and "define Aurora's image and aesthetic through high-quality design and architecture". The proposed building and street frontages should offer the highest level of design quality to meet the stated vision for this urban area. Staff has concerns about the unimproved rear/service side of the proposed retail building facing a major thoroughfare in this key corridor. Functional and/or architectural enhancements or alternative building models should be explored and considered. Furthermore, the Alameda Avenue frontage should be further enhanced to ensure safe, attractive, and convenient pedestrian access to and through the property.
- 2E. Summary: The removal of the multi-story office building and its replacement with a gas station and convenience store (an auto-oriented use) within our City Center and a designated Urban District Placetype: This proposal is not supported by the City's Comprehensive Plan, Aurora Places. This location's proximity and visibility to the center of the City Center district and Aurora Metro Center Station make it most appropriate for a mid- or high-density, mixed-use, pedestrian-oriented environment. Auto-oriented uses generally do not contribute to the character or function of transit-oriented development for the City Center. While the subject property falls outside of the MU-TOD zoning district, the 2015 City Center Station Area plan does speak to the development character and function of the City Center district, including the subject property. In summary, this proposal does not meet the goals or intent of the future vision for this area.

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The technical comments below relate to the submitted applications and do not affect the overall denial recommendation stated above but are provided to assist you if you desire to move forward with this application.

**Please note that the PDF copy of the site plan had some corruption associated with it as submitted. Therefore, some written comments will not be able to show up on the redline attachments. In addition, I have attempted to include as many written specific comments as possible.**



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

- 3A. Application fees have been paid. Currently, no additional planning fees are required.
- 3B. The submitted Mineral Rights Form has not been filled out. So that the application can continue to move forward, please submit a completed form with your next resubmittal.
- 3C. In the initial narrative, there is a language that begins to describe the applicant's analysis of the criteria for a Conditional Use Permit. Can you please elaborate and add more specifics on criteria A (Compliance with UDO, City regulations, and Master Plans), and B (Consistent with the Comprehensive Plan? Staff considers the existing analysis in the narrative to be lacking and not addressing the criteria.
- 3D. In the narrative, there was no applicant analysis of the review and approval criteria for a Site Plan. These can be found in Sec. 5.4.3.B.2 of the UDO. Please add these to your narrative resubmittal.
- 3E. For the title, please replace it, so it will read, "Quiktrip No. 4245 Site Plan and Conditional Use."
- 3F. For the updated title, please repeat on each of the sheets for ease of reference and identification.
- 3G. Under the City of Aurora approvals, please add the necessary signature line for Planning Commission. Please see the attached Signature Block template to use for specific layouts and language.
- 3H. Under the Site Data Table, please make the following updates:
- Identify the name of the MU-R district- Mixed Use Regional
  - Under the signage section, please fill in the number of signs allowed per code. This can be found in Sec. 4.10 of the UDO.
  - Under the signage section, it appears that there are seven proposed signs rather than five. Please update and confirm.
  - Under the parking section, please replace "per code" with the UDO requirements. These can be found in Sec. 4.6. The loading spaces provided should be listed as N/A rather than X.
  - Please add a row to the table identifying the Zoning Subarea: A
  - Please add a row to the table identifying the Proposed Use: Motor Vehicle Fuel Dispensing Station (Conditional Use Required).
- 3I. For the Site Plan Notes on Sheet 2, please increase the font size for easier reading.

### **4. Zoning, Site Plan, and Conditional Use Comments**

- 4A. As stated in the original pre-application response, this subject property and the area surrounding it comprises a high priority and profile for the City regarding uses, urban design, multi-modal options and connectivity, and architectural place-making. As referenced earlier in the letter, there is also strong concern about the demolition of an existing office building and replacing the building with a fueling and convenience store. In addition, the documents that reference this property for new development include the UDO (zone district characteristics), the Aurora Places Comprehensive Plan, and the City Center Station Area Plan. Important goals, standards, and policies included within these documents include the following:
- UDO: Within the UDO Sec. 2.4.7, the MU-R zone district characteristics include:
    - (1) Regional commercial uses that promote "image making;"
    - (2) Larger scale of development.
    - (3) A safe and pleasant pedestrian and bicycle environment; and
    - (4) A pleasant visual environment with high-quality architecture, ... intensive landscaping, and generous outdoor common areas.
  - UDO- Approval Criteria for Conditional Use Permit: Found in Sec. 5.4.3, the UDO lists the review and approval criteria for this type of application. Several of the criteria (compliance with UDO standards and consistency with the Comprehensive Plan in particular) are not being met with this application.
  - Aurora Places Comprehensive Plan: Within the Urban District Character Area, development principles include:
    - (1) Unique mix of uses within a dense fabric.



- (2) Prioritization of multimodal options; Transit, pedestrian and bike connections are essential to its development and success.
  - (3) Define Aurora's image and aesthetic through high-quality design and architecture supporting active places and distinctive destinations; and
  - (4) Utilize plazas and courtyards as gathering places and place buildings at or near the sidewalk to maintain a traditional street wall effect.
- City Center Station Area Plan: Finally, within this long-range plan approved in 2015, development principles include:
    - (1) Must be walkable and public spaces are very important.
    - (2) Design matters; and
    - (3) Promote sustainability.As part of your application, you will want to demonstrate how these items are being satisfactorily addressed.
- 4B. Under the Conditional Use operations plan in the narrative, can you please elaborate on the following: 1) types of food served at this location, including from the full-service kitchen, 2) any proposed alcohol sales or products at this location, 3) the exact number of fuel islands and gasoline pumps, 4) whether or not diesel fuel will be provided at this location, and 5) the frequency and time of truck refueling and convenience store delivery.
- 4C. Within the narrative, please provide additional details on the current state of the office building and any additional data that may warrant a better understanding of the need for demolition.

### **5. Streets and Pedestrian Comments**

- 5A. As referenced above, strong pedestrian connectivity throughout the site will be important. In particular, in accordance with Sec. 4.5.4 and Table 4.5-3 of the UDO, a sidewalk will be required along the northern side of the property to connect pedestrians to the other use activity to the east and north of this site.
- 5B. In addition, the urban plaza proposed area will need to be enlarged and shifted to the corner of Alameda and Crystal, to act as a primary entryway into this site for pedestrians.
- 5C. Finally, some type of direct pedestrian connection from the southeast Alameda side will be needed so that cut-through pedestrian traffic through the parking lot and aisles will not occur.

### **6. Parking Comments**

- 6A. Staff was unable to locate the bicycle parking rack location shown on the plan nor is there a detail for these bike racks. Please refer to Sec. 4.6.3 of the UDO for the exact number and type required for this application and update.
- 6B. There appears to be existing parking which is bisected by the eastern lot line and shared between this property and the property to the east. Please provide a copy of the approved or shared parking easement for this area upon your next resubmittal.
- 6C. Section 4.6.5 of the UDO specifically prohibits parking to be located between a commercial building and a street. This will need to be removed.
- 6D. The standard parking space size is 9'x 19'. Please update. Stacking spaces, if applicable, can be 8.5' x 19'.

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

- 7A. Additional enhancements and treatments are needed with adjusting the building closer towards the Alameda and Crystal hard corner. This is a similar design approach to the newer developments along Alameda. View the new development while paying special attention to the development at the northeast corner of Alameda and Sable. Staff would like to work with you to find other alternatives for fire access other than the drive lane between the building and Alameda.
- 7B. In addition, while the north-facing side will act as the primary entryway for users with automobiles, the Crystal Street frontage will be the primary pedestrian entry point. Therefore, the entryway door will need to be made more prominent and enhanced to reflect this importance. Please examine some options to express a stronger pedestrian entryway here, including increased projections, windows, etc.



- 7C. As identified, Sec. 4.8.4 of the UDO requires a strong connection to both Alameda and Crystal Street. To help accomplish this goal and to tie in the main pedestrian entryway from Crystal Street, please shift the urban plaza area to the hard corner and diagonally extend it to the Crystal Street pedestrian entry. Urban landscape plantings and low walls can help to frame this area if desired.
- 7D. Staff support the outdoor dining options and encourage the applicant to shift those outdoor tables towards Crystal Street.
- 7E. A wall is currently shown along Alameda Avenue, but no detail is provided. If the wall is still desired after adjusting the site based on the comments provided, please submit a detail of this wall in your next resubmittal.
- 7F. For the architecture of the building, in Table 4.8-5 of the UDO, EIFS is not allowed in commercial applications. Staff would recommend switching this out with stacked stone or other high-quality approved material.
- 7G. There are concerns with the appearance of Alameda as it relates to the submittal in terms of architecture, utility equipment, and pedestrian activation. Please examine ways to upgrade this elevation to reflect the highly visible and heavy pedestrian scale usage of this site. Once different options are considered, you may reach out to me to gather initial input before the next resubmittal.
- 7H. Please make sure all utility equipment is screened in accordance with Sec. 4.8.11 and 4.7.8 of the UDO. Staff also recommend shifting the utility cabinets to the east-facing side.
- 7I. No horizontal articulation is present for the canopy elevations. Like breaking up the length of a long building, include design variation to break up the length of the canopy. A potential approach may include a segment of increased “parapet” height of the canopy.
- 7J. The Station area plan directly supports the provision of storefront windows along Alameda and Crystal.

### **8. Signage & Lighting Comments**

- 8A. Delete text from all proposed signage on elevations.
- 8B. Show signage placement on the site plan by using dashed lines to identify size and location.
- 8C. Details of the proposed monument sign will need to be provided and the location shown on all relevant sheets. Add sight triangles to ensure any proposed sign will not block visibility.
- 8D. There appears to be too much signage on the development based on the requirements of Sec. 4-10 of the UDO. Please revise.
- 8E. For the photometric plan, please ensure that all footcandles are complying with Sec. 4.9 of the UDO, paying close attention to the illumination levels outside of the property line.
- 8F. For the photometric plan, please darken the footcandle levels as they are hard to read.

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

- 9A. Sheet 5
- Update the City of Aurora note to remove the reference to the previous landscape code.
  - Remove the General Landscape notes.
  - Update the Building Perimeter landscape table.
- 9B. Sheet 7
- Darken the existing and proposed utilities.
  - Remove the designated evergreen trees from the parking lot islands and include deciduous canopy trees. Add the required six shrubs to each of these islands.
  - The parking lot landscaped islands are required to be nine by nineteen.
  - Adjust the plants over the water meter.
  - Provide the required street trees along Crystal Street.
  - The identified parking lot perimeter should be screened with a double row of shrubs that will attain a height of at least 3’-4’ at maturity.
  - Adjust the legend per the comment provided.
- 9C. Sheet 10
- Include an elevation/detail of the proposed wall along E. Alameda. Specify color, material and



height. If it is being provided on a civil drawing plan set, include it here as staff doesn't have access to the civil drawing files.

- Street trees will be required along Crystal Street as a part of this development.
- Please ensure that your plan is in compliance with Sec. 4.7.3 of the UDO as it relates to sod and grass plantings.

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

10A. 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**

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

- 11A. Show property and/or ROW lines, easements, and/ or tracts on each sheet as applicable.
- 11B. Linework is missing on civil pages.
- 11C. Label all paving surfaces.
- 11D. Adjust the north arrow and direction of overall sheet.
- 11E. Update light pole location and symbols to match sheets, especially on grading plans.
- 11F. Refer to technical comments on the site plan and update.
- 11G. Remove unnecessary construction detail callouts.

**12. Traffic Engineering (Carl Harline) Comments in amber)**

12A. Once I receive comments from Traffic, I will forward them along to you.

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

13A. Site Plan Comments

13B. Sheet 1

- Include ICC code year, construction type, and occupancy type in Data Block. Further comments may be necessary after information has been provided.
- Please fill in the required spaces. Also include a line for van accessible space.

13C. Sheet 2

- Replace note #10 with the note above.
- Remove note 3. Duplicate
- Replace note #5 with the note above.

13D. Sheet 3

- Recommend that this drawing be flipped to show north at the top of the page.
- Show locations of accessible parking signs within this sheet.
- Remove Fire Lane Easement label.
- A smooth surface must be provided within the accessible route. Provide a detail of the type of surfacing material intended within this area. This accessible route will need to include a crosswalk, ramps where needed.
- During the pre-application meeting with the city the applicant proposed a convenience store with no other uses, such as a restaurant. If this is still the case, this structure will not require a fire sprinkler system. With out a fire sprinkler system, the overall site will not require a fire lane easement since access to within 150' of all building and site elements is provided for.
- There is not an existing fire lane easement in this area. Please remove label.
- Remove fire lane sign within the site. Show existing fire lane signage abutting the site. Where there is missing fire lane signage abutting your site, new signs will need to be provided.
- A smooth surface must be provided within the accessible route. Provide a detail of the type of surfacing material intended within this area. This accessible route will need to include a crosswalk, ramps where needed.
- Show and label existing easement within and abutting this site.
- Label for grease interceptor is difficult to read. Enlarge font.
- Recommend adjusting R15" to R-29' just to ensure if a fire truck does enter into the site that this turn can be made.
- Provide a Knox Box in this location.
- Label bollards by providing a legend that includes a symbol and label.
- Provide a note that states no merchandise will be stored beneath canopy.
- Planning Department requires 19' depth and 9' width for parking spaces. Standard and Van accessible parking spaces requires the 8' widths shown.
- Label and show the location of any LPG exchange cages or CO2 tanks for beverage dispensers stored outside the structure.
- Clarify the manner in which the accessible transitions from the accessible access aisle to the adjacent site walk. I can't determine if there is a vertical curb in this area or not.
- Show and label a crosswalk in this area.
- Show locations of emergency fuel shutoff switches on site plan.
- Show and label existing fire lane easement.

13E. Sheet 4

- Provide spot elevations within the ADA accessible route.

13F. Sheet 5

- Show and label the removal of the existing fire service line within the site.
- Relocate fire hydrant to position shown. Provide and show fire hydrant lateral.

13G. Sheet 6



- This detail does not match what is being shown within the plan. Provide a detail that matches what is being proposed.
  - Replace L11 with updated building standard.
  - Add these details of fire lane signs.
  - Replace L1 with the updated building standard. Van accessible spaces must be in compliance with information in examples. Show location of signage and curb stops on site plan.
- 13H. Sheet 9
- Show location of all fire hydrants, fire department connections, and Knox boxes.
  - Show relocation of fire hydrant as discussed in previous comment.
- 13I. Sheet 13
- Show and label Knox Box in this area.
- 13J. Sheet 17
- ESO's cannot be located within 20' of a fuel dispenser. Relocate to meet the requirements of the IFC and NFPA standards.

**14. Aurora Water (Daniel Pershing/ Comments in red)**

- 14A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
- 14B. On Sheets 4, please add a note indicating the storm sewer is public or private and who will maintain it.
- 14C. On Sheet 4, please verify the negative grades shown in front of the store by the ADA parking.
- 14D. On Sheet 5, please review technical comments.

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

- 15A. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 15B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>
- 15C. Please show a tree mitigation chart provided below. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- 15D. The caliper inches that will be lost are 196", but only 37" would be required for planting back onto the site. The mitigation value is \$8,260.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian Pine	11	\$784.83		4
2	Austrian Pine	11	\$784.83		4
3	Russian Olive	13	\$0.00	No mitigation	0
4	Austrian Pine	11	\$588.62		3
5	Austrian Pine	9	\$131.36		1
6	Austrian Pine	10	\$0.00	Dead	0
7	Austrian Pine	11	\$196.21		1
8	Pear	14	\$404.99		1
9	Pear	13	\$349.77		1
10	Pear	10	\$208.65		1
11	Pear	13	\$349.77		1
12	Honeylocust	14	\$1,097.88		4
13	Honeylocust	16	\$1,904.93		6



14	Honeylocust	11	\$912.50		4
15	Hawthorn	5	\$273.06		2
16	Honeylocust	12	\$0.00	Mostly dead no mitigation	0
17	Honeylocust	12	\$270.39	Tree will not survive pavers around it	1
<b>Total</b>		<b>196</b>	<b>\$8,257.76</b>		<b>37</b>

15E. NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment

**16. PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywolski@auroragov.org](mailto:jodrzywolski@auroragov.org) / Comments in mauve)

16A. No comments at this time.

**17. Land Development Services and Easements** (Andy Niquette / [aniquette@auroragov.org](mailto:aniquette@auroragov.org) / and Roger Nelson / [rnelson@auroragov.org](mailto:rnelson@auroragov.org) Comments in magenta)

- 17A. Add a note indicating the storm sewer is public or private and who will maintain it.
- 17B. Maximum of 4% cross slope in fire lane easements.
- 17C. Label all existing hydrants.
- 17D. Please determine existing INV ELEV at time of Civil Plan submittal to ensure 2% minimum slope can be met for this service alignment.
- 17E. On Sheet 1 and subsequent sheets, add the reception number R2734520, Book 92, Page 74 after the legal description.
- 17F. On sheet 2, update note #8 with language provided.
- 17G. On Sheet 3, typical to have North Arrow oriented towards the top of the pages.
- 17H. On Sheet 3, have the existing Fire Lane, Fire Hydrant, and Utility Easements been vacated?
- 17I. On Sheet 3, Clarify Lot 1, Block 1, Aurora Town Center Filing No. 4, Reception Number E2120485.
- 17J. On Sheet 3, clarify if there is a Tract A near Crystal Street.
- 17K. On Sheet 3, show and label existing utility easements, Bk. 2931, Pg. 724.
- 17L. On Sheet 3, add reception number for the Alameda ROW (110’?) Quit Claim Deed Bk 2261, Pg. 795; Bk. 1701, Pg. 81-82; Bk. 2262, Pg. 25?
- 17M. On Sheet 3, Label Lot 1, Block 1 Lowry Credit Union Subdivision Filing No. 1 Area?
- 17N. On Sheet 3, show and label existing utility easement Bk. 2931, Pg. 722.
- 17O. On Sheet 3, Label exterior boundary bearings and distances/curve data (typical).
- 17P. On Sheet 3, show and label existing easement Bk. 6287, Pg. 776.
- 17Q. On Sheet 3, show and label existing easement? 5’ PSCO Bk. 2684, Pg. 791.

**18. Mile High Flood District** (Derek Clark)

18A. No comments at this time.

**19. Arapahoe County** (Planning and Engineering)

19A. No comments at this time.

**20. Colorado Department of Transportation**

20A. No comments at this time.

**21. Xcel Energy** (Donna George)

21A. Please see attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

May 18, 2023

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

Attn: Steve Timms

**Re: QuipTrip Store #4245, Case # DA-2350-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use and site plan for **QuipTrip Store #4245**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities along the south property line, underground electric distribution facilities including a transformer along the west property line, and natural gas service facilities within the subject property. 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 document for new facilities, the Designer must contact a Right-of-Way and Permits 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

**Signature Block**

\_\_\_\_\_ Site Plan \*  
(Official Project Name)

Legal Description: \_\_\_\_\_

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, \_\_\_\_\_ has caused these  
(Corporation, Company, or Individual)

presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD. \_\_\_\_\_.

By: \_\_\_\_\_ Corporate  
(Principals or Owners) Seal

State of Colorado )ss  
County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
\_\_\_\_\_  
(Principals or Owners)

Witness my hand and official seal  
\_\_\_\_\_  
(Notary Public) Seal Notary

My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_  
\_\_\_\_\_

\* To be placed at the top of the document in large letters.

CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk)

Database Approval Date \_\_\_\_\_

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_  
Colorado at \_\_\_\_\_ o'clock \_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_