



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 23, 2025

Jessica Glavas
QuikTrip Corporation
12000 Washington Street
Thornton, CO 80241

Re: (Fourth) Submission Review: QUIKTRIP 4217 - ISP AND PLAT
Application Number: DA-2399-00
Case Numbers: 2024-6046-00 (ISP) / 2024-3058-00 (PLAT)

Dear Jessica Glavas:

Thank you for your **Fourth** submission, which we started to process on April 8, 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission *after* the Planning Commission hearing on May 28, 2025.

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 May 28, 2025. 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. Please reach out to your case manager regarding next steps for public notices.

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 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
Planner 1
City of Aurora Planning Department

cc: Coy Williams | 6200 S Syracuse Way, Ste 300 Greenwood Village, CO, 80111
L Thennes, ODA
Filed: K:\SDA\2300-2399



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Repeat Comment: Edger for Shrubs (see Item 1A)
- Sidewalk Ramp Adjustments and Removals (see Items 2A-2D)
- Extend Fire Lane easement (see Item 4A)
- Aurora Water Approval Pending on the Preliminary Drainage Report or Letter Approval (see Item 5A)
- Tree Mitigation Fee Must be Paid in Order for Forestry Approval (see Item 6A)
- Revise Rec. No. for 10' Utility Easement (see Item 7E)

PLANNING DEPARTMENT COMMENTS

1. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments

Sheets 12 & 13

1A. Repeat comment: While the response to the previous review comments indicates that the shrubs have been placed within edger, there does not appear to be any edger included for the shrubs provided within the detention basins.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Sarah Siggue / 303-739-1958 / ssiggue@auroragov.org / Comments in green)

Site Plan Comments

Sheet 6

- 2A. Please remove this ramp and adjust the sidewalk to be detached, as there is a raised median and no receiving ramp across Chambers Road.
- 2B. Adjust this ramp to be directional so that it aligns with the receiving ramp south of E 35th Ave. Coordination with the developer of the property to the south (the Ge'ez site - DA-2165-02) will be required.
- 2C. Please remove these two ramps, as there is no receiving ramps on the south of E 35th Ave.
- 2D. Please provide a receiving ramp at this location. Coordination with the developer of the property to the south (the Ge'ez site - DA-2165-02) will be required.

3. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

3A. TIS approved, no additional comments to the ISP.

3B. Ready for Tech Referral.

4. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 3 Overall Site Plan

- 4A. Please extend the Fire Lane easement through the highlighted area out to Chambers Rd. 4.07.1.02 of the Roadway Manual states Fire Lanes shall be paved full width asphalt, concrete, or hidden pavement structures. The Fire Lane Easement can't be a gravel surface.
- 4B. Please show Fire Hydrant locations along the internal Private drive.



5. Aurora Water (Ashley Duncan / (720) 859 - 4319 / aduncan@auroragov.org / Comments in red)

5A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

Site Plan Comments

Sheet 7

5B. Advisory Comment: If the fire hydrant is older than 5 years it will need to be replaced instead of relocated.

6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

6A. Aurora Forestry cannot approve plan until tree mitigation has been paid.

7. Land Development Services (Rebecca Westerfield / 303-739-7325 / rwesterf@auroragov.org / Comments in magenta)

Plat Comments

Sheet 1

7A. **Repeat Comment: Vicinity Map – label roads**

7B. Title Commitment must be dated within 30 days of the plat recording date

7C. See advisory comments

7D. Please continue to work on submitting applications for easement releases

Sheets 4

7E. Rec. No. for the 10' Utility Easement is a different rec. no. than the rec. no. shown on the site plan. Please provide the document rec no B335104.

Site Plan Comments

Sheet 3

7F. Please provide a copy of the document for the 10' Utility Easement rec no B445104