



Planning Division  
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*AuroraGov.org*

8/22/2024

Jessica Glavas  
Quicktrip Corporation  
12000 Washington St, Ste. 175  
Thornton, CO, 80241

**Re: Third Submission Review – Quicktrip 4283 Colfax & I-70 – Site Plan, Conditional Use, and Plat**  
Application Number: **DA-2364-01**  
Case Numbers: **2024-6006-00, 2024-6006-01, 2024-3004-00**

Dear Ms. Glavas,

Thank you for your third submission, which we started to process on August 6<sup>th</sup>, 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 only minor comments remain, your next submittal and review will be technical in nature. Please revise your previous work and send us a new submission on or before September 16<sup>th</sup>, 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.

Your estimated Planning & Zoning Commission hearing is tentatively scheduled for September 25<sup>th</sup>, 2024. 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. If there are any questions regarding notice materials and/or requirements, please reach out to your case manager using the contact information below.

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,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Stacey Weaks, Norris Design  
Brit Vigil, ODA  
Filed: K:\SDA\2364-01rev3



## *Third Submission Review*

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

- Maximum Slope Conformance at and Adjacent to Accessible Pedestrian Route.
- Ensure Easements on the Site Plan Match the Plat and Vice-Versa.
- Resolve Issues Relating to the Relocation of the Referenced Water Line.

### **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 Neighborhood Meeting has therefore been waived.

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

##### *Site Plan Comments*

##### *All Sheets*

- 2A. Please move the “Site Plan and Conditional Use” portion of the title above the legal land description (as shown on sheets 1 and 2.)

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

- 3A. All comments have been addressed, no further comments at this time.

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

##### *Site Plan Comments*

##### *Sheet 20*

- 4A. This appears to be the East Elevation, please label it accordingly.

#### **5. Signage & Lighting Comments**

- 5A. All comments have been addressed, no further comments at this time.

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

##### *Site Plan Comments*

##### *Sheet 11*

- 6A. Repeat Comment: 16 trees have been identified on the landscape plan. See the red dots on sheet 14 to indicate the trees.

##### *Sheet 13*

- 6B. Repeat Comment: Add some taller plant material here.
- 6C. These shrubs are technically unnecessary if the curbside area is 10' in width or greater. The entire curbside area can be all native seed if the applicant wants to do that. Street trees are required.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **7. Civil Engineering (Jonathan Phan/ 303-912-9403 / [Jphan@auroragov.org](mailto:Jphan@auroragov.org) / Comments in green)**

##### *Site Plan Comments*

##### *Sheet 4*

- 7A. Min curb return radius for the private street is 15 (4.04.5.02 of the 2023 COA Roadway Manual).

- 7B. Please show the conceptual location of the streetlight along the private drive

##### *Sheet 6*

- 7C. Proposed contours shall be tied into existing contours (TYP.) (2.08.1.02 of the 2023 COA Roadway Manual).



- 7D.  
*Sheet 7*  
7E. Provide longitudinal slope arrows for the roadway, min 0.8% in the road center line (TYP.) (4.05.1 of the 2023 COA Roadway Manual).

- Sheet 24*  
7F. There is one more streetlight being proposed further east of Colfax. Please show it.  
7G. Please show the conceptual location of the streetlight along the private drive.

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

- 8A. All traffic comments have been addressed, no further comments at this time.

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

*Site Plan Comments*

- Sheet 4*  
9A. This ESO is beyond the 100' distance. We recommend removing it.

- Sheet 6*  
9B. The grade in this part of the accessible route is too steep.

- Sheet 7*  
9C. The grade in this part of the accessible route is too steep.  
9D. These areas adjacent to the accessible route are very steep. Will they affect the accessible route slopes?

- Sheet 24*  
9E. The exit discharge only has to go to the public way. The accessible route needs to go to the farthest point in the accessible aisle, not the parking spaces.

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

*Site Plan Comments*

- Sheet 7*  
10A. This swale is new and cannot be on top of the sanitary sewer.  
10B. With the updated large diameter water main location, to avoid an additional tap on the large diameter, and avoid a crossing of the sanitary sewer please move the hydrant and have it tapped off the proposed water main extension.  
10C. Example layout. Ensure the hydrant is 3 feet from the sidewalk, 8 feet from the 24-inch main, and facing Colfax.

- Sheet 9*  
10D. Adjust the wet tap location to match where the 24-inch water line is.

- Sheet 13*  
10E. Show updated waterline location.  
Trees, larger shrubs, signs, and other encroachments will not be allowed on top of or within 8 feet of the edge of the large-diameter water main or the sanitary sewer.

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

- 11A. Approved, no further comments at this time.

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

*Site Plan Comments*

- Sheets 3 & 4*  
12A. Confirm: Plat only calls for Water  
12B. Label water pocket easement.  
12C. Confirm: Plat calls for utility easement?  
12D. Label 10' Utility Easement.  
12E. Confirm: Plat calls for Easement?



12F. See additional callout(s)/measurement(s) to be confirmed on redlined site plan document.

*Plat Comments*

*Sheet 1*

12G. 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.

12H. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

12I. 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.)

12J. Send in the State Monument Records for the aliquot corners used in the plat.

*Plat Comments*

*Sheet 2*

12K. Continue working to acquire this monument.

Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision's 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.”

12L. Continue working to locate recording information.

*Sheet 3*

12M. Site Plan calls for Xcel Easement?

*Sheets 4 & 5*

12N. Confirm: Site Plan (Sht 4) calls for Utility Easement? Site Plan (Sht 3) calls for Water & Sanitary?

12O. Confirm: Site Plan calls for Xcel Easement?

*Sheet 5*

12P. Confirm: Site Plan calls for Buffer?

12Q. Add North Arrows.

12R. See additional callout(s)/measurement(s) to be confirmed on the redlined plat document.

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

13A. Thank you for the previous responses, no further comments at this time.