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[AuroraGov.org](http://AuroraGov.org)

6/12/2024

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

**Re: Second 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 second submission, which we started to process on May 23<sup>rd</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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 8<sup>th</sup>, 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 has not yet been set. 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 303-739-7209 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:\\$DA\2364-01rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address Repeat Comments from Public Works.
- Design of Monument Signs and Adherence to Electronic Message Board Requirements.
- Ensure Site Plan Matches Plat.

### 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 move the “Site Plan and Conditional Use” portion of the title above the legal land description.

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

*Site Plan Comments*

*Sheet 3*

- 3A. There is I-1 zoning present between this parcel and I-70 to the northwest, please label accordingly.

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

- 4A. No further comments at this time.

#### **5. Parking Comments**

- 5A. No further comments at this time.

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

*Site Plan Comments*

*Sheet 10*

- 6A. The materials table indicates 267 sf of EIFS, EIFS (synthetic stucco) is not an allowable material per [UDO Section 146-4.8.6.C](#).
- 6B. Is it possible to enhance the east-facing elevation since this will face the interior road? Maybe some faux windows and red awnings to give it some texture, relief, and color?

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

*Site Plan Comments*

*Sheet 1*

- 7A. In the signage portion of the data block the total sign area is listed at 61 sf. However, the total wall sign area is shown as 352 sf and the monument is 122 sf between the two faces. Please either clarify or reconcile these totals.

*Sheet 18*

- 7B. The requested monument signs contain Electronic Message Boards. Please review the following section of the City Code to ensure compliance: [UDO Section 146-4.10.7](#).
- 7C. Proposed “Multi-Tenant Highway Sign” must meet monument sign standards to contain an EMB. This means that the sign would need to incorporate a solid base that at a minimum meets the same width and depth dimensions of the affixed sign. Additionally, exposed poles may not be used as a method for



mounting.

- 7D. The maximum height of a sign for a multi-tenant site which fronts a freeway is 14 feet in accordance with [UDO Section 146-4.10.5.E.1.](#)

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

*Site Plan Comments*

*Sheet 10*

- 8A. 16 have been identified on the landscape plan. See red dots to indicate the trees.

*Sheet 11*

- 8B. Why is this listed twice? (CHINKAPIN OAK)

- 8C. Must be 5-gallon when used in the curbside landscape. Please update the size.

*Sheet 12*

- 8D. There are too many grasses. Six shrubs are required, 30% can be grasses.

- 8E. Trees designated as mitigation. There are only 16, but the tree mitigation table indicates 17 have been provided.

- 8F. What is the purpose of this small segment of sidewalk? The code requires a tree here. The dumpsters have access from the drive aisle.

- 8G. Add some taller plant material here.

*Sheet 13*

- 8H. Add "Not for Construction."

- 8I. There doesn't appear to be a matchline or additional site information for this area. Remove?

*Sheet 14*

- 8J. Add "Not for Construction."

**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@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 3*

- 10A. Curb and gutter aren't permitted within the fire lane easement. Revise the fire lane easement to only encompass the pavement.

*Sheet 4*

- 10B. Repeat: It appears that streetlights are being proposed as part of this plan. 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

- 10C. Add the EDN: 224100.

- 10D. Repeat: Show the full extent of the proposed improvements, specifically the sidewalk. A sidewalk is required along the full frontage of the subdivision.

*Sheet 6*

- 10E. Repeat: Remove the trench drain and private inlets from public ROW.

*Sheet 12*

- 10F. Remove all copyrights, typical.



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

*Traffic Impact Study Comments*

*Sheet 3*

11A. Is this a retaining wall of some sort? Provide the truck truck-turning template depicting trucks backing in or out of these western spaces.

11B. Call out striping.

11C. Call out crosswalk.

*Sheet 4*

11D. Call out gore markings.

11E. This is the proposed new Picadilly being rebuilt here (EDN 20230630).

11F. Relocate/ locate signs and stop bar four feet from the crosswalk.

11G. Confirm: Two-way access?

11H. Crosswalks and ramps need to be closer to the intersection for ped safety. Turning motorists need to see peds at ramps closer during turning maneuvers.

*Sheet 9*

11I. See appropriate signage to use.

*Traffic Impact Study*

11J. 2024-06-05 (DJK) reviewed, report acceptable. Highlighted several long queues in the queuing matrix, know that future signal adjustments will be made with other development applications.

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

*Site Plan Comments*

*Sheet 2*

12A. Repeat request to add this note. Place the word INFLUENCE between the words EXCEEDING and UNDER.

*Sheet 3*

12B. ESO locations are not compliant with the provided notes.

*Sheet 4*

12C. See note on sheet 3 regarding ESO placement.

*Sheet 6*

12D. Please provide more grade percentages for the accessible route in this area.

*Sheet 23*

12E. The Accessible route does not match what is shown on other site plan sheets. Please correct.

**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 6*

13B. How is access being provided to the pond? Now it appears these maintenance ramps do not connect to a maintenance path or the parking lot.

*Sheet 7*

13C. This should be a 26-foot water and sanitary easement. In general, easements are to be named based on the utility within them.

*Sheet 8*

13D. Light poles will need to be eight feet from water or sanitary mains.

13E. What is this connecting to?

13F. Include a callout on this sheet as well indicating this as a service line from the building to yard hydrants.

13G. Include easement dimensions.

13H. If this hydrant is meant to serve the public road, then it should be between the back of curb. See Section



16.05.4 for additional information.

- 13I. Advisory: Pipe material will be reviewed with the civil plans which need to have resistivity information provided on them.
- 13J. Call out dimensions for the water and sanitary easement.

*Sheet 12*

- 13K. See the previous comment regarding hydrant placement. It may be difficult for firefighters to access this hydrant when surrounded by trees and large shrubs.

**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 3*

- 15A. Match plat, plat shows N34°03'03"E?
- 15B. Confirm: Plat shows S64°35'28"E?
- 15C. 334.46'?
- 15D. Label B&D.

*Sheet 4*

- 15E. Plat shows N44°47'37"W.
- 15F. N00°28'46"E?
- 15G. Distance to lot line.
- 15H. Label the easement to match the plat.
- 15I. Confirm Road Name? Picadilly is easterly of Lot 2.
- 15J. Confirm/ label easement.

*Plat Comments*

*Sheet 1*

- 15K. A portion of? (some of Keil Subdivision has previously been dedicated as ROW).
- 15L. COA does not want to see the historical description and only requires that record B&D's be shown in the graphics.5.b. Be a metes and bounds description of the exterior boundaries (no plus or minus distances will be accepted). Distances must be given to the nearest hundredth of a foot.
- 15M. Place the three required curve elements in the associated course.5.c. Show all curved boundaries by using a delta, radius, and arc length. If the curve is non-tangent, add the radial bearing or chord bearing and chord distance.
- 15N. line table shows 84.30'?
- 15O. Show on map: Adams County, Arapahoe County.
- 15P. Label all abutting city limits lines, counties, townships, and ranges.
- 15Q. Show on map: T3S, T4S.
- 15R. The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a ½ mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS". Checklist Item #3. (Change the scale if necessary).
- 15S. (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. (Advisory Comment) 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. 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*

- 15T. Label Bearing: S43°52'01"E?
- 15U. Existing boundary is not required to be shown. This sheet is unnecessary.
- 15V. Possibly check road proclamations.
- 15W. Continue working to locate recording information.
- 15X. 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., which 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."

*Sheet 3*

- 15Y. P.O.B.?
- 15Z. Sheet 2 Areas: 575,715 SQ. FT. & 13.217 AC Sheet 3 Areas 575,578 SQ. FT. & 13.213 ACROW137 SQ. FT. & 0.003 AC 575,715 SQ. FT. & 13.216 AC CLOSURE 575,716 SQ. FT.?
- 15AA. Label distances.

*Sheet 4*

- 15BB. Are these supposed to be parallel to the lot line?
- 15CC. Sheet 3 calls for Drainage?

*Sheet 5*

- 15DD. Insert N and W where indicated.

**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  
Facsimile: 303.571.3284



May 31, 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 – 2<sup>nd</sup> referral, Case # DA-2364-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests a minimum 10-foot-wide utility easements around the perimeter of the platted lots for **Quiktrip 4238 Colfax and I-70**.

PSCo also still requests that the following language or plat note be 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.*

The property owner/developer/contractor is reminded to:

- complete the application process for any new natural gas or electric service, or modification to the existing overhead electric distribution facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect)
- contact a Right-of-Way Agent for additional easements that may need to be acquired by separate PSCo document for new facilities
- contact Colorado 811 for utility locates prior to construction

Donna George  
Right of Way and Permits  
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