



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

AuroraGov.org

10/31/2024

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

Re: Technical Submission Review – Quiktrip 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 technical submission, which we started to process on October 18th, 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, no further formal submittal will be required. Planning would ask that you coordinate with Land Development Services to address the remaining plat comments. Once the plat has been finalized we can proceed with the submittal and recordation of the site plan and plat mylars.

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.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Stacey Weak, Norris Design
Brit Vigil, ODA
Filed: K:\\$DA\2364-01tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor Corrections to 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 Neighborhood Meeting has therefore been waived.

2. Signage & Lighting Comments

- 2A. All comments have been addressed, no further comments at this time

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (Steve Kirchner/ 303-739-7489 / skirchn@auroragov.org / Comments in blue)

- 3A. Approved, no further comments at this time.

4. Land Development Services (Roger Nelson / 720-587-2657/ ronelson@auroragov.org / Comments in magenta)

Advisory Comments

- 4A. 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.**
- 4B. Send in the State Monument Records for the aliquot corners used in the plat.

Plat Comments

Sheet 1

- 4C. Notes #4 – Revise the title commitment date.

Sheet 2

- 4D. Set or recover the E ¼ corner.