



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

Worth Discovering • [auroragov.org](http://auroragov.org)

July 20, 2021

Mark Perrino  
Twin Star Energy  
7671 Shaffer Parkway  
Littleton, CO 80127

**Re: Third Submission Review – 7-Eleven at Valley Plaza – Conditional Use and Site Plan Amendment**  
Application Number: **DA-2202-00**  
Case Numbers: **1984-6044-02; 1986-6044-03**

Dear Mr. Perrino:

Thank you for your third submission, which we started to process on July 2, 2021. We reviewed it 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.

Several important issues remain but we will not be requesting another submission until after your hearing with the Planning and Zoning Commission.

Your Planning Commission hearing date is set for Wednesday, August 11, 2021. 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. Site notices will be available for pickup by Wednesday, July 28, 2021. 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 you have any comments or concerns, please let me know. I may be reached at 303.739.7266 or [cdalby@auroragov.org](mailto:cdalby@auroragov.org). Please note that my last day with the City is July 30<sup>th</sup>, 2021; you will be notified of your new case manager once the application has been reassigned.

Sincerely,

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Krysta Houchens-Entitlement and Engineering Solutions (EES) 501 S. Cherry Street, Ste. 300 Glendale CO 80246  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\SDA\2202-00rev3



## *Third Submission Review*

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

- Parking Counts (Planning)
- Preliminary Drainage (Public Works)
- Additional Site Plan Notes (Fire and Life Safety)
- Easement Dedications (Real Property)
- Xcel Energy requirements

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Remove all AutoCAD SHX Text files from the comment pane of the site plan and flatten the document.

#### **2. Parking Issues**

2A. Parking numbers still need to be adjusted. Per the UDO, parking requirements are 3 spaces per 1,000 sf. gfa making total required standard parking spaces 9. Please revise in data table; include all spaces that are included in the shared parking agreement. Please note that vacuum bays may not be used as parking spaces or count toward required parking

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

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 3A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 3B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 3C. The drainage easement is only for the drainage facility. The access easement must extend from the drainage easement to public right of way. The drainage easement shall be a minimum of 4' outside of the facility.
- 3D. Show/label curb ramp
- 3E. Min. slope away from the building is 5% for 10' landscape areas, min 2% for impervious areas.
- 3F. Provide additional slope labels away from the building or add a note to indicate the minimum slope requirements

#### **4. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 4A. New fire lane sign locations.
- 4B. Updated signage and fire lane notes.
- 4C. See stamps on Sheet 2
- 4D. Accessible route the maximum running slope allowed is 1:20 and cross slope maximum 1:48, per 2009 ICC 117.1A

#### **5. Real Property** (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

5A. See the red line comments on the site plan. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns and contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. The physical features items in the Drainage easement will need to be covered by the License Agreement.

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

Please see attached letter from Xcel Energy concerning existing natural gas and electrical distribution facilities on the site. Complete the application indicated in the 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

July 16, 2021

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

Attn: Claire Dalby

**Re: 7-Eleven at Valley Plaza, Case # DA-2202-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **7-Eleven at Valley Plaza**. Please be aware PSCo owns and operates existing natural gas distribution facilities on the north side of the property and electric distribution facilities along the south side of the property, including an existing transformer. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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](mailto:donna.l.george@xcelenergy.com)