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November 11, 2019

Ms. Liz Fuselier
City of Aurora Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

SUBJECT: Submittal of Site Plan Application – Lot 4 – Block 1 Valley Plaza Subdivision Filing No.1
16920 E. Quincy Avenue, Aurora, Colorado 80015
Pre-Application Meeting # 1375313

Ms. Fuselier:

Along with the development team at Twin Star Energy and their representative, Mark Perrino, EES is pleased to submit our application and required documents to your office for consideration as we continue the process of seeking City of Aurora approvals of our intended development. The intent of this project is to develop the 0.95 acre parcel known as Lot 4 within Block 1 Valley Plaza Subdivision Filing No. 1. The project site is currently a fueling station with car wash and convenience store. The immediate development and Site Plan submittal with this application will be specific to Lot 4 and include the development of a proposed 7-Eleven Gas Station, Convenience Store and Car Wash.

A pre-application meeting was held on June 13, 2019, and the feedback from the City of Aurora was utilized in the development of these documents. A formal response to planning comments will accompany this submittal, along with adherence to Motor Vehicle Fueling Design Standards, which guided the development of this application.

As part of this submittal, Conditional Use criteria must be met in order for the fuel use to be approved. To ensure this is met, architectural and landscape features will be consistent with the rest of the development; fuel use criteria were followed; infrastructure will not be adversely impacted, and the use will not change the predominant character of the area. Further detail can be discussed with planning throughout the approval process.

We look forward to seeing this project through to completion, recognizing that this application is the first step in the process towards working with the City to reach the mutually beneficial project goals. If there are any questions or concerns, please feel free to contact me directly via phone 303.572.7997 or email krysta.houtchens@ees.us.com. Thank you in advance.

Respectfully Submitted,

Krysta M. Houtchens P.E.
EES – Senior Civil Engineer