

From: MLampert 4edisp.net <mlampert@4edisp.net>
Sent: Monday, February 24, 2025 4:06 PM
To: Ernie Rose
Subject: Re: PM25-001 & ASP25-003 ; 7-11 Convenience Store & Fueling Station , Minor Subdivision & Administrative Site Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ernie:

Isn't this already zoned for this as this was the former Kum & Go site that they did not finish since they were being bought out by Maverick? Maverick did not want this location as part of their sale.

Maybe the rezoning process was not finished due to their early termination of the process?

Mark Lampert
for the
4 Square Mile Neighborhood



ARAPAHOE COUNTY

Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
www.arapahoegov.com

Referral Routing Form

Case Number/Name:	PM25-001 & ASP25-003 7-11 Convenience Store & Fueling Station
Planner's Name & Email:	Ernie Rose, erose2@arapahoegov.com
Engineer's Name & Email:	Emily Gonzales, egonzales@arapahoegov.com
Date Sent:	2/24/2025
Date to be Returned:	03/18/2025

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for review and comment. Please review the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Kindly respond before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I have NO comments to make on the case as submitted.	
☒	I have the following comments to make related to the case:	Cherry Creek Valley Water and Sanitation District <i>Lisa Glenn</i>

Comments: (Please reply/submit reviews and comments via email)

The referenced property is within the service area of the District. Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations. **Contact the District to review design layout of water and sewer mains/service lines.** Review the District's Rules and Regulations at cherrycreekvalleywaterco.gov.

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

March 18, 2025

Ernie Rose
Senior Planner
Arapahoe County Public Works and Development
Erose2@arapahoegov.com

Location:
8300 E. Iliff Ave.
39.6747, -104.8919

**Subject: PM25-001 & ASP25-003: 7-Eleven Convenience Store & Fueling Station
Arapahoe County, CO; CGS Unique No. AR-25-0013**

Dear Ernie:

The Colorado Geological Survey has reviewed the PM25-001 and ASP25-003 referral. I understand the applicant proposes a 7-Eleven Convenience Store & Fueling Station on approximately 1.34 acres. The drainage report (K2 Civil, February 7, 2025) and plans indicate that surface stormwater detention is proposed.

The available referral documents include:

- Geotechnical and Pavement Design Report, Iliff Avenue Corridor Final Design, Parker Road to Quebec Street, Arapahoe County, Colorado (Shannon & Wilson, Inc. 23-1-01544-001, April 9, 2018),
- Geotechnical Engineering Study and Pavement Thickness Design, Proposed 7-Eleven Store, East Iliff Avenue and South Valentia Street, Denver, Colorado (Kumar & Associates Project No. 24-1-535, September 10, 2024),
- Map B-8 Mineral Resources (Rural Area Map, Arapahoe County, December 31, 2017.)

Mineral resource potential. Map B-8 Mineral Resources is not relevant for the subject site, and the note on the map, "Site is located T4S R67W, not depicted and not affected by mineral resource areas" is incorrect. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-A, Plate 2, and 5-B, Englewood Quadrangle, 1974), the subject property is within a mapped "V3" resource area, described as a valley fill deposit potentially containing a fine aggregate resource consisting of sand.

A determination of whether the property contains an economically viable mineral resource is outside the scope of CGS review. A site-specific investigation and analysis would be required to verify the presence or absence of a resource. However, even if an aggregate resource were determined to be present, the site's very small size probably precludes economic extraction.

Kumar's 9/10/2024 characterization of subsurface conditions and geotechnical recommendations are valid. Provided Kumar's recommendations are adhered to, CGS has no objection to approval of PM25-001 & ASP25-003. Specifically, **all fill, debris, and rubble beneath foundations, floor slabs, and movement-sensitive flatwork will need to be removed and replaced.**

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name.



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Referral Routing Form Second Review

Case Number/Name:	PM25-001 & ASP25-003 7-11 Convenience Store & Fueling Station
Planner's Name & Email:	Ernie Rose, erose2@arapahoegov.com
Engineer's Name & Email:	Emily Gonzales, egonzales@arapahoegov.com
Date Sent:	06/03/2025
Date to be Returned:	06/16/2025

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for review and comment. Please review the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Kindly respond before the due date.

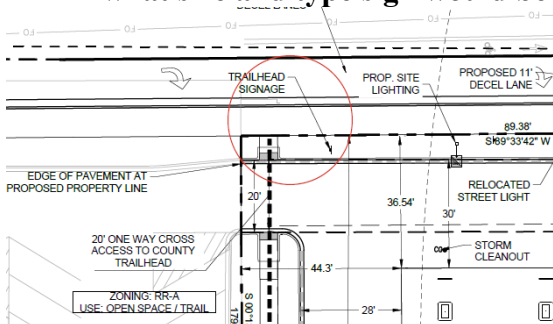
	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I have NO comments to make on the case as submitted.	<u>Arapahoe County Open Spaces</u>
☒	I have the following comments to make related to the case:	<u>Roger Harvey – Planning Manager</u>

Comments: (Please reply/submit reviews and comments via email):

Ernie and Applicant,

Open Spaces has 2 comments for the latest submittal.

1. For the future trailhead signage shown below, we envision this to be a directional sign directing people west towards trailhead lot – I do not have a design or size, I think this would be a MUTC type sign. The question is that it does appear to be very close to property line and may violate sign regulations for a 6' setback? Can we confirm this sign location is legal. And can OS be informed what size and type sign would be allowed here?



2. A new thought has come up on the easement access to trailhead – can we confirm where the location would be for the 18 wheeler to park for filling the fuel tanks – my concern is the location

if not determined and shown on plan set, may block the access to and from the trailhead, as the only access point this could a fire, ambulance issue to get to trailhead parking lot and a general user access issue if a 18 wheeler blocks the access to fill underground tanks.

Also as a plan accuracy note, the Deceleration Lane Plan has the westbound and eastbound labels reversed.

Thanks, feel free to contact me with any questions.

Roger Harvey
rharvey@arapahogov.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

March 12, 2025

Arapahoe County
Planning and Land Development
Department of Public Works and Development
6924 S. Lima St. | Centennial, CO 80112

Attn: Ernie Rose

Re: 7-11 Convenience Store & Fueling Station, Case # PM25-001 & ASP25-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **the above-mentioned project**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East Iliff Avenue.

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](https://www.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 (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com



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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☒	I have NO comments to make on the case as submitted.	<u>RTD C. Scott Woodruff</u>
☐	I have the following comments to make related to the case:	

Comments: (Please reply/submit reviews and comments via email)

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I have NO comments to make on the case as submitted.	
☒	I have the following comments to make related to the case: See attached	<u>Jeff Sceili – Plan Reviewer – South Metro Fire Rescue</u>

Comments: (Please reply/submit reviews and comments via email)

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Ernie Rose, Senior Planner
Arapahoe County Public Works – Planning Division
6924 S. Lima St, Centennial CO 80112
720-874-6651
Erose2@arapahoegov.com

Project Name: 7-Eleven
Project File #: **PM25-001 & ASP25-003**
S Metro Review # REFSP25-00031

Review date: February 25, 2025

Plan reviewer: Jeff Sceili
720-989-2244
Jeff.Sceili@Southmetro.org

Project Summary: Development of a new 7-Eleven Convenience store

Code Reference: 2021 Fire Code Edition, 2021 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

- 1. Provide an autoturn analysis.**
- 2. Provide building construction type.**

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
VB Assumed	3968	1500	NA	NA

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

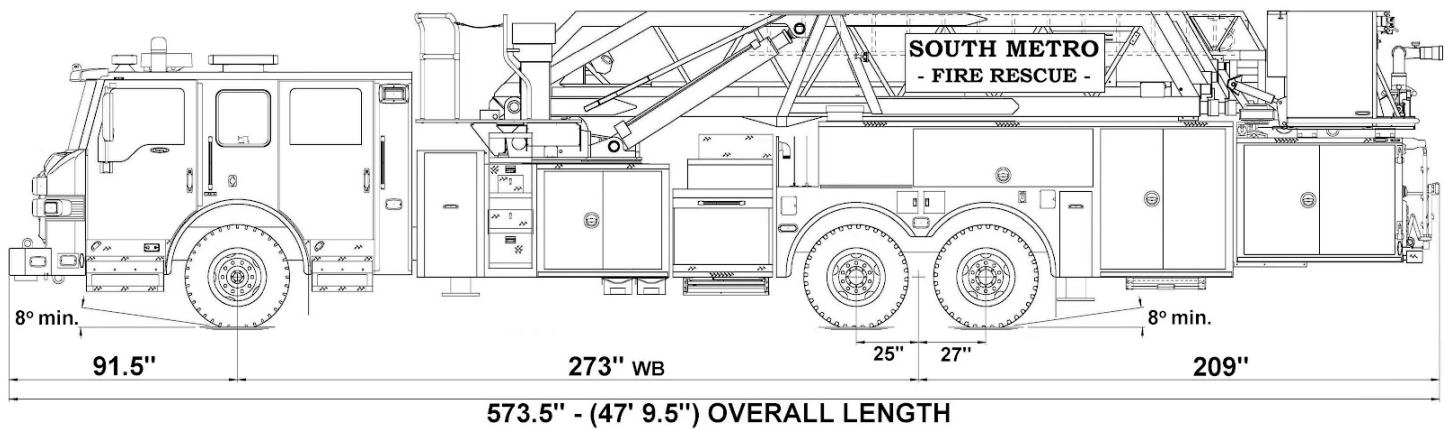
SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



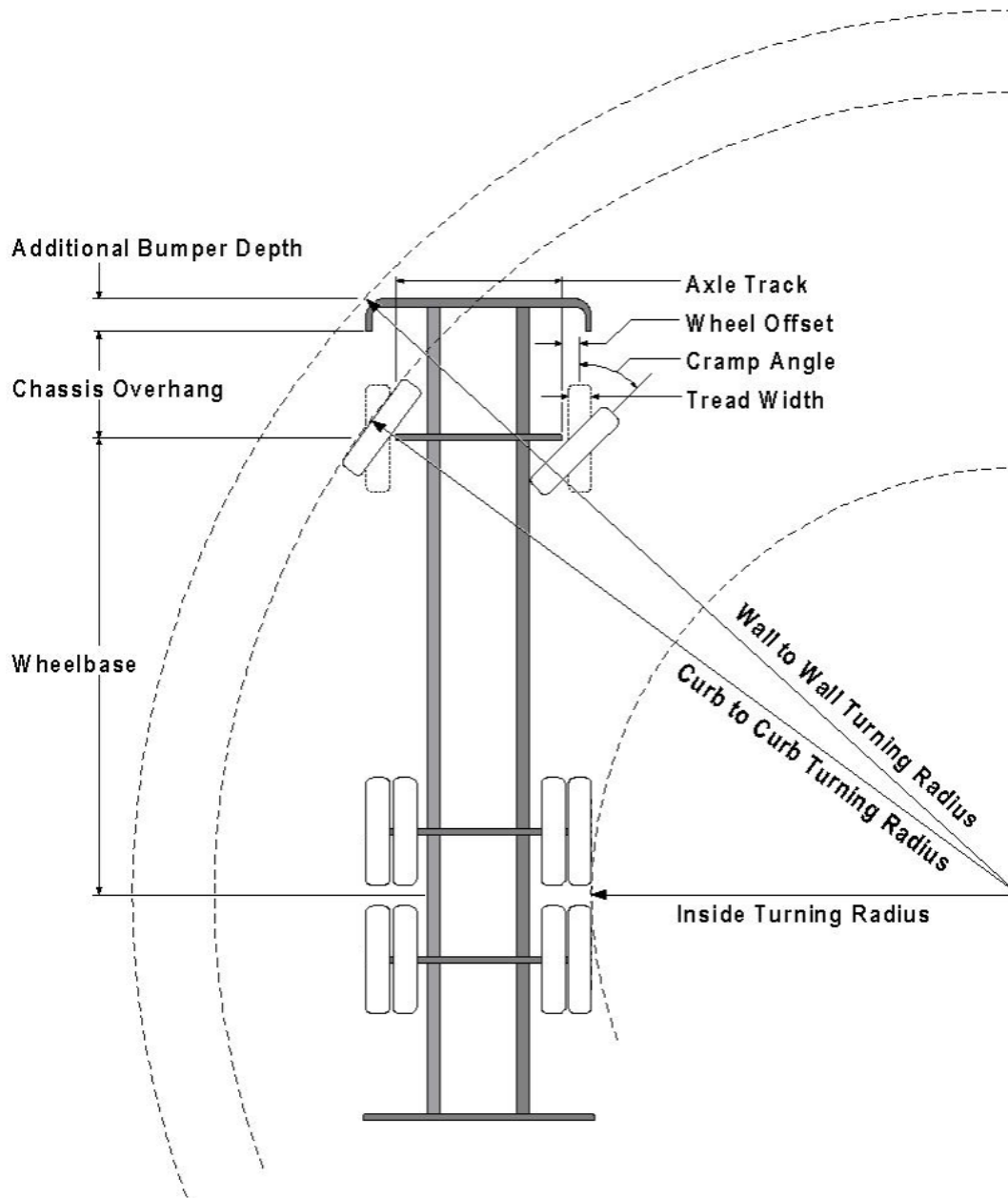
Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.