

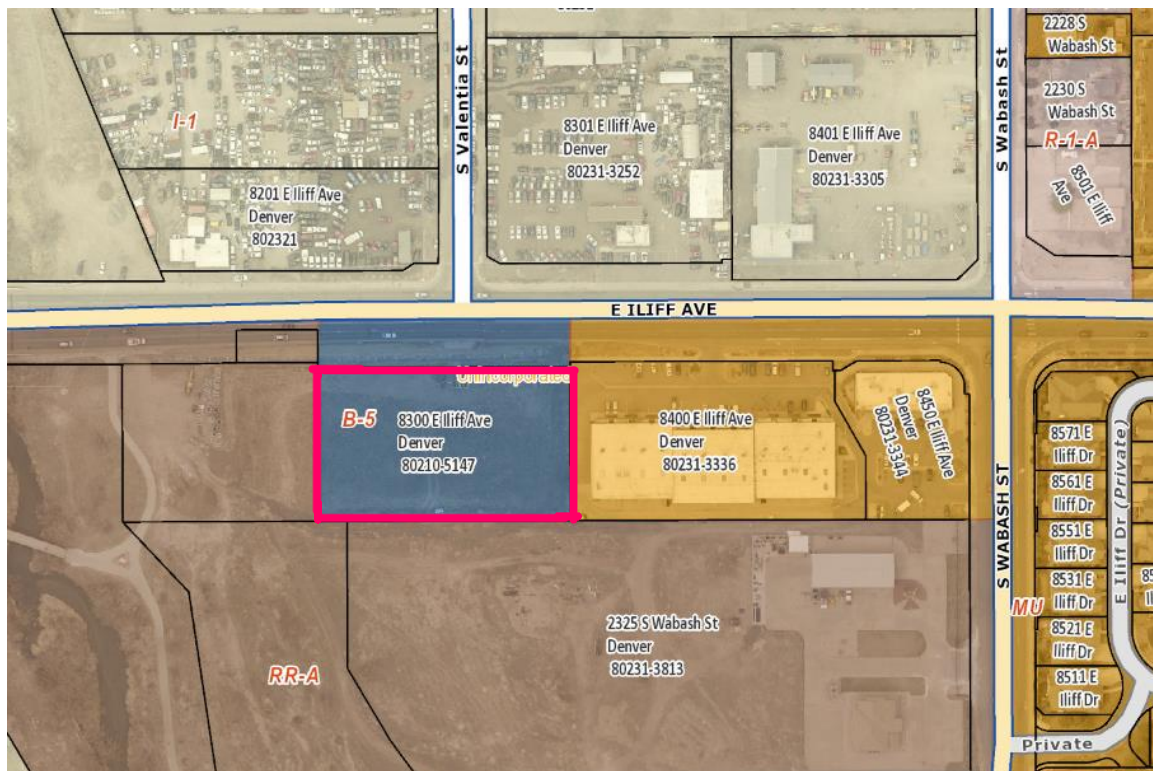
**ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
OCTOBER 7, 2025  
6:30 P.M.**

**SUBJECT: PM25-001 – ARAPAHOE RETAIL SUBDIVISION FILING NO. 1 / MINOR SUBDIVISION**

**ERNIE ROSE, SENIOR PLANNER**

**LOCATION:**

The property is located at 8300 E. Iliff Avenue, at the intersection of E. Iliff Avenue and S. Valentia Street, Commissioner District No. 4, and zoned Regional Commercial (B-5).



Property (show in red above)

**ADJACENT LAND USES, ZONING, AND LAND USE**

North –	Light Industrial, zoned Light Industrial (I-1)
South –	Cherry Creek Valley Water Sanitation District Office surrounded by vacant land, zoned Rural Residential A (RR-A)
East –	Commercial, zoned Mixed Use (MU)
West –	Arapahoe County Open Space future trailhead, zoned Rural Residential A (RR-A)

## **PROPOSAL AND REQUEST**

The applicant, K2 Civil Consultants Inc., on behalf of the property owners DDK Investments and LASCO Development Corporation, is processing a Minor Subdivision to formally plat this 1.3-acre parcel at 8300 E. Iliff Avenue, at the intersection of E. Iliff Avenue and S. Valentia Street. The project site parcel number is 1973-28-4-00-031. This parcel has never been officially subdivided in accordance with the Arapahoe County Land Development Code. For the property to be developed, the parcel must be a platted lot. The owner proposes to construct a gas station with a convenience store at this location, which is a permitted use in the B-5 zone district. County staff is reviewing an Administrative Site Plan (ASP25-003) concurrently with this application.

## **BACKGROUND**

The parcel is currently vacant. An Arapahoe County trailhead is planned west of and adjacent to the subject property, and the trailhead will be accessed through the subject property. Arapahoe County Open Spaces and the applicant have reviewed this proposal, and both are comfortable with trailhead users crossing the convenience store property to access the future trailhead.

In 2022, a Use by Special Review (USR) application was initiated for this property and later withdrawn. During this land use application process, a ten-foot-wide strip of land (orphaned parcel) along the west edge of the Arapahoe Retail property was identified/located between the Open Spaces and convenience store parcels. The ownership of this strip was unclear, and DDK Investments LLC was asked to secure a title to the strip before submitting the subdivision for approval. The ownership of the strip was finalized, and DDK Investments LLC obtained the title on December 11, 2024.

## **ANALYSIS OF THE MINOR SUBDIVISION APPLICATION**

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Use by Special Review Regulations in the Land Development Code; and 3) analysis of referral comments.

### **1. The Comprehensive Plan**

The subject parcel within the Four-Square Mile Sub-Area Plan is designated as “Employment”. This designation’s secondary uses are those that support and complement the primary uses, such as major service, office complexes, and light industrial uses. The proposed gas station and convenience store site plan application running concurrently with this plat would be considered a secondary use.

This proposal complies with the Comprehensive Plan as follows:

*Policy GM 1.2 – Encourage Infill Development and Redevelopment.*

The proposed application is situated in a designated growth area and is classified as “infill” development.

*Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards*

The subject property is located in areas of low risk from natural and man-made hazards. The applicant addressed the Colorado Geological Survey's concerns regarding the detention pond, and the agency has no objections. A small corner of the property is within the 100-year floodplain, but the applicant has placed the building and parking outside this area. The site is not in an airport influence area. The applicant is aware that they will need to apply for an underground storage tank permit in the future.

*GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*

The proposed development will be served by Cherry Creek Valley Water and Sanitation District, and the Colorado Division of Water Resources has determined that the water supply is from a reliable source.

*Policy PFS 4.3 - Require Adequate Wastewater Treatment*

Cherry Creek Valley Water and Sanitation District will serve the proposed development.

*GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development*

Xcel Energy and CenturyLink can serve the proposal.

*GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*

The Arapahoe County Sheriff's Office and South Metro Fire District will serve the property. The Arapahoe County Sheriff's Office and South Metro Fire District had no comments.

2. Land Development Code Review

Section 5-6.6 of the Land Development Code states that a Minor Subdivision is any subdivision that:

*A. Creates no more than four parcels.*

This application creates one lot.

*B. Does not require the extension of municipal/public facilities or the creation of significant public improvements as determined by the PWD Department.*

The existing property is served by Cherry Creek Water and Sanitation District and the proposed development associated with this plat will not require significant public improvements.

*C. Fronts an existing street and does not involve any new streets.*

The subject property fronts E. Iliff Avenue and does not involve any new streets.

*D. Does not adversely affect the remainder of the parcel or adjoining property.*

This subdivision does not adversely affect the remainder of the parcel or adjoining property.

*E. Is not in conflict with any provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution, or these regulations.*

This application is generally consistent with the Arapahoe County Comprehensive Plan, as stated earlier in this report, and meets zoning requirements for minimum lot area and width.

A Minor Subdivision follows the Final Plat process, as outlined in Section 5-6.3 of the Land Development Code. A Minor Subdivision may be approved upon the finding by the Board that the application meets the following criteria:

*A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28-133(6)(a) C.R.S.].*

The proposed development will be supplied by Cherry Creek Valley Water and Sanitation District, and the Colorado Division of Water Resources has confirmed that the water source is reliable.

*B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(b) C.R.S.].*

The proposed development will be supplied by Cherry Creek Valley Water and Sanitation District, which has confirmed that the water and sewer service is available.

- C. The Applicant has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions. [Section 30-28-133 (6) (c) C.R.S.]*

The property does not have any soil or topographic conditions on-site that will create a hazard.

- D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed application complies with the zoning regulations. The minimum lot size is met.

- E. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*

The subject parcel is not located within a Mineral Resource Area as per the Mineral Resource Map (Comprehensive Plan Map B-8).

- F. For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.*

The property is not zoned for residential uses, is not proposed for residential uses, and will not generate any students that would add to the student population in the school district.

3. Referral Comments

Comments received during the referral process are summarized in the table attached to this report. Any late responses will be conveyed verbally at the public hearing. The applicant has agreed to comply with the sheriff's office, fire district, water and sanitation district, Xcel Energy, and CenturyLink requests. No public comments were received regarding this application.

**STAFF FINDINGS**

Staff have visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as outlined in the Comp Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed Minor Subdivision is not in conflict with the Arapahoe County Comprehensive Plan.
2. The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3, enumerated in the Arapahoe County Land Development Code.
3. The proposed Minor Subdivision complies with the Intent Requirements contained in Section 5-6.6.A, enumerated in the Arapahoe County Land Development Code.

#### **STAFF RECOMMENDATION**

Considering the findings and other information provided herein, the staff recommends approval of Case No. PM25-001, Arapahoe Retail Subdivision Filing No. 1 /Minor Subdivision, with conditions of approval:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. No permits shall be issued, grading or otherwise, until the applicant has conveyed all necessary right-of-way to the County free and clear of any encumbrances.

#### **CONCURRENCE**

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

#### **PLANNING COMMISSION DRAFT MOTIONS**

##### **Conditional Recommendation to Approve**

In the case of PM25-001, Arapahoe Retail Subdivision Filing No. 1 /Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. No permits shall be issued, grading or otherwise, until the applicant has conveyed all necessary right-of-way to the County free and clear of any encumbrances.

##### **Recommendation to Deny**

In the case of PM25-001, Arapahoe Retail Subdivision Filing No. 1 /Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of PM25-001, Arapahoe Retail Subdivision Filing No. 1 / Minor Subdivision, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to consider further the information presented.

Application Materials  
Engineering Staff Report  
Referral Comments/Applicant's Responses  
Minor Subdivision Plat ( Exhibit)



**ARAPAHOE COUNTY**

**Arapahoe County**  
**Public Works and Development**  
**Planning Division**  
6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: 720-874-6650  
[www.arapahoe.gov](http://www.arapahoe.gov)

## Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm  
shall be date stamped received the following business day.

APPLICANT NAME: LASCO Development	ADDRESS: 1207 Anotine Drive Houston, TX 77055  PHONE: 713-961-0280  EMAIL: twomack@lascocodevelopment.com	CONTACT: Todd Womack  TITLE: Development and Construction Director
OWNER(S) OF RECORD NAME(S): Valentia Iliff Retail Partners, LTD	ADDRESS: 1207 Anotine Drive Houston, TX 77055  PHONE: 713-961-0280  EMAIL: twomack@lascocodevelopment.com	SIGNATURE(S):   713-961-0280
ENGINEERING FIRM NAME: K2 Civil Consultants Inc	ADDRESS: 3801 E Florida Ave Suite 425 Denver, CO 80210  PHONE: 610-547-2267  EMAIL: mdrago@k2civilconsultants.com	CONTACT: Mike Drago  TITLE: Civil Engineer

Pre-Submittal Case Number: Q 24 - 058 and 059

Pre-Submittal Planner: Ernie Rose

Pre-Submittal Engineer: Emily Gonzales

State Parcel ID No. (AIN no.): 1973-28-4-00-069

Parcel Address or Cross Streets: 8300 E Iliff Ave

Subdivision Name & Filing No: N/A

EXISTING		PROPOSED
Zoning:	B-5	B-5
Project Name:	N/A - Vacant Parcel	7-Eleven Store 42728
Site Area (Acres):	1.30	1.311 after replat
Density (Dwelling Units/Acre):	N/A	N/A
Building Square Footage:	N/A	3,968 sf
Disturbed Area (Acres):	N/A	1.60

### CASE TYPE (S)

☒ ASP ☒ Minor Subdivision ☐

### THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



February 7, 2025

Arapahoe County Public Works & Development

Planning Division

6924 S Lima St

Centennial, CO 80112

RE: Proposed 7-Eleven Store 42728 – ASP and Minor Subdivision

Dear Public Works & Development:

Our company, K2 Civil Consultants Inc., on behalf of the property owner, DDK Investments, and the Developer, LASCO Development, is proposing a project within unincorporated Arapahoe County. The project is located at 8300 E Iliff Ave, parcel ID Number 1973-28-4-00-069. The project includes 1.34 acres and is currently zoned B-5.

The proposed use will be a 7-Eleven convenience store, a 4-pack fueling canopy, and a 2-pack fueling canopy. The FAR for the project is approximately 0.07. There is 26% open space on the property and the project will utilize a MEDB for stormwater management. The hours of operations for the proposed 7-Eleven will be 18 hours. The proposed project will require changes to the existing traffic signal at Iliff Ave and Valentia St, adding an additional traffic leg to the intersection and adjustments to the recently installed traffic signal on the SW corner of Iliff and Valentia.

The project will propose a new 7-Eleven Subdivision for the property, creating a single lot and block for the proposed project. A single building will be placed on site, totaling 1.31 acres.

Todd Womack is the Development and Construction Director for LASCO Development and will work with K2's team and 7-Eleven on the project through the design and reviews.

I hereby affirm that this application meets the requirements of the Arapahoe County Land Development Code or includes proper requests for variance, waiver or exception from provisions that it does not meet. I understand that if it does not meet these Regulation's requirements or if proper requests for variance, waiver or exception are not included, this application may be rejected and the Board of County Commissioner's hearing dates may be postponed.

Sincerely,

*Michael Drago*



## Arapahoe County Public Works & Development Engineering Services Division Staff Report Planning Commission

Date: September 29, 2025

To: Ernie Rose, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

Cc: Ceila Rethamel, Engineering Services Division, Division Manager  
Case File

Re: Arapahoe Retail 7-ELEVEN

Administrative Site Plan

Minor Subdivision

ASP25-003

PM25-001

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### Scope/Location:

K2 Civil Consultants Inc., on behalf of the property owner, DDK Investments, and the Developer, LASCO Development, is proposing a project within unincorporated Arapahoe County. The project is located at 8300 E Iliff Ave, parcel ID Number 1973-28-4-00-069. The project includes 1.34 acres and is currently zoned B-5.

The proposed use will be a 7-Eleven convenience store, a 4-pack fueling canopy, and a 2-pack fueling canopy. The FAR for the project is approximately 0.07. There is 26% open space on the property and the project will utilize a MEDB for stormwater management. The hours of operations for the proposed 7-Eleven will be 18 hours. The proposed project will require changes to the existing traffic signal at Iliff Ave and Valentia St, adding an additional traffic leg to the intersection and adjustments to the recently installed traffic signal on the SW corner of Iliff and Valentia.

### Items included in the application:

- Plan Exhibits – ASP & PM
- Construction Drawings – Civil & Traffic Signal
- Phase III Drainage Report
- GESD Plans & Report
- Ownership & Maintenance Plans
- Traffic Impact Study

**Findings:**

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This development lies within the boundaries of the following jurisdiction:
  - Southeast Metro Stormwater Authority (SEMSWA)
  - Mile High Flood District (MHFD)
  - Cherry Creek Valley Water and Sanitation District
  - South Metro Fire Rescue District (SMFR)
  - Four-Square Mile Planning Area
2. This parcel is in the Cherry Creek drainage basin.
3. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
4. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
5. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, at time of the Subdivision Plat.
6. No offsite or street parking is proposed with the development.
7. All public streets shall be complete with curb, gutter, sidewalk, and pavement that shall be constructed in accordance with the Arapahoe County IDCS.
8. Engineering review and approval fees are paid in full.
9. The following variances have been requested/granted:
  - a) The use of a modified extended detention basin on a small site. Please refer to attached variance request letter and Technical Review Committee Response Letter.
10. Engineering review and approval fees are paid in full.

**Recommendations:**

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.

2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
3. The applicant agrees to address all remaining redline comments by the Traffic Operations and Transportation Division comments on Iliff Ave. and the modified traffic signal.
4. The applicant executes a Subdivision Improvement Agreement, Ownership & Maintenance Agreement, and a Drainage Easement & License Agreement.
5. The development is to provide a public access easement to the future trailhead property located to the west of the 7-ELEVEN site.

**Staff Comments:**

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. This development will be responsible for the design and construction of a modified traffic signal at East Iliff Avenue and South Valentia Street from three legs to four to allow full movement access to the site and to obtain all necessary Right-of-Way.
3. Per recommendations found in the TIS, additional turn lanes will be necessary in the future. Additional ROW will be required for these lanes and should be included on the plat.
4. The application was referred to SEMSWA for review and comment. SEMSWA jointly reviews and recommends approval of the Drainage Study, Operation & Maintenance Site Plan, and Civil Construction Plans for all stormwater facilities. SEMSWA's recommendation for approval must be obtained prior to final County approvals.
5. This development will be served by Cherry Creek Valley Water & Sanitation District for water and sanitation. The water and sanitary sewer plans will need to be approved by CCVWS prior to final construction plan approvals by the County. Applicant shall submit either signed construction plans or letter of approval from CCVWS.
6. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

**Permits Required**

1. Street Cut- Right of Way (ROW) Use Permit
  - Required for access onto the County ROW.
  - Required for any construction and/or lane closures within County ROW.

2. Public Improvement Permit
  - For all public improvement with a County easement or ROW (stormwater facilities, sidewalks etc.)
3. Grading, Erosion and Sediment Control (GESC) Permit
  - Arapahoe County requires that a GESC (Grading, Erosion, and Sedimentation Control) Permit be obtained prior to the start of land disturbing activities within the unincorporated areas of the County. Information on the County's GESC permit requirements can be obtained in the Arapahoe County GESC Manual.
  - This permit will be issued by SEMSWA.
4. Oversize/Overweight Vehicle Permit
  - This permit governs the use of Arapahoe County Roadways where vehicles exceed size or weight limitations as established by the State of Colorado or by Arapahoe County.
5. Traffic, Signing, Striping and Signalization Permit
  - Arapahoe County requires that a Traffic, Signing, Striping and Signalization Permit be obtained prior to the placement, removal or modification to any traffic signs, striping or signals maintained by Arapahoe County.
  - A Traffic, Signing, Striping and Signalization Permit is required for all signs placed within a designated fire lane. Fire Lane designation must have resolution approved by the Board of County Commissioners.



# ARAPAHOE COUNTY

## PUBLIC WORKS & DEVELOPMENT

BRYAN D. WEIMER, PWLF

Director

6924 South Lima Street  
Centennial, CO 80112-3853

Phone: 720-874-6500

Relay Colorado: 711

[www.arapahoe.gov](http://www.arapahoe.gov)

April 16<sup>th</sup>, 2025

Attn: Michael Drago, Sr. Engineer IV, K2 Civil Consultants Inc.

Project Name: 7-11 Corner Store – Iliff & Valentia  
Case Number: ASP25-003  
Address: 8300 E. Iliff Ave.

The Arapahoe County Technical Review Committee (TRC) and Southeast Metro Stormwater Authority (SEMSWA) met on April 16<sup>th</sup>, 2025, for a regularly scheduled meeting to discuss the 7-11 – Iliff and Valentia project and associated variance requests. Variances of the following standards are requested:

1. Table 14-1 Stormwater Management Manual (SMM): Modified Extended Detention Basins (MEDB) require 1 acre of impervious draining to the pond. The proposed pond would have 0.80 acre of impervious.
2. Use of Mile High Flood District's Outlet Structure detail: The outlet pipe would be set 3" below the micropool water surface elevation rather than at the bottom of the outlet structure per the County detail.

### Project and Requirement Summary:

TRC has the following comments as it relates to said waiver requests:

- A. The applicant has provided calculations showing that an MEDB should be possible on this site, even though the imperviousness is less than one acre.
- B. K2 Civil Consultants has provided discussion of the other options considered to provide water quality and detention to the project, which included the discussion of the MEDB option (included in attachment)
- C. Because the County's Stormwater Management Manual incorporates Mile High Flood District's Urban Storm Drainage Criteria Manual by reference, item number two does not require a variance.

The Technical Review Committee has reviewed the justification you provided in your waiver requests (copy attached) and has agreed to the following:

1. TRC has approved the use of a Modified Extended Detention Basin on this site, provided that the final design is shown to meet all applicable State and local regulations for MEDB facilities.
2. TRC does not consider this request to be a variance, and such there is no issue with utilizing the MHFD detail.



# ARAPAHOE COUNTY

## PUBLIC WORKS & DEVELOPMENT

**BRYAN D. WEIMER, PWLF**

Director

6924 South Lima Street  
Centennial, CO 80112-3853

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[www.arapahoegov.com](http://www.arapahoegov.com)

Decisions of the TRC may be appealed to the Director of Public Works & Development. If you wish to appeal the decision of the TRC, please submit a request in writing to my attention. Within 6 working days, you will be notified of a date and time for the appeal meeting with the Director of Public Works & Development. This process is further outlined in Arapahoe County's Infrastructure & Design Construction Standards Manual, Section 3.2.2.

If the development intentions deviate from what was presented within this request, a new request(s) shall be sought from the Engineering Services Division.

If you have any questions, please feel free to contact ESD at 720-874-6500.

Sincerely,

Engineering Services Division

cc: Technical Review Committee  
Arapahoe County Case File ASP25-003



April 7, 2025

Ms. Emily Gonzalez  
Arapahoe County Planning and Land Development  
6924 S. Lima St  
Englewood, CO 80112

SUBJECT: Request for Variance Relief  
8300 E. Iliff Ave  
Denver, CO 80210  
7-Eleven – Store 42728 – Iliff and Valentia

Dear Ms. Gonzalez:

This development plan is for the construction of a 3,968 square foot 7-Eleven on a 1.34 acre site. It includes a 4-pack and 2-pack fueling canopies and their associated drives, utilities, and connection to a future trailhead to the west and the existing shopping center to the east. Due to site and existing infrastructure constraints, this is a variance request for two items:

- MEDB Use
- Outlet Structure Adjustment

For the reasons stated below, we request Variance Relief from the following requirements per the Arapahoe County Standard Manuals.

REQUEST: #1

CODE SECTION: Table 14-1 (Modified Extended Detention Basin)

REQUIREMENT: MEDB requires 1 acre of impervious draining to the pond. The proposed pond will have 0.80 acre of impervious.

PROPOSAL: Use a MEDB as it will avoid any backup into the proposed outlet structure, which will occur with other drainage facilities that are typically used for project site of this size (as further described below).

JUSTIFICATION:

K2 is requesting the use of a different stormwater detention and water quality facility to ensure there is no stormwater backup from the existing infrastructure into the proposed outlet structure. As a part of this request, K2 has looked into various alternatives to eliminate the stormwater backup into the system.

**Proposed Alternative 1: Shifting the pond to the northeast corner of the site.**



K2 looked into this re-design and for the items listed below, this is not a feasible alternative.

- **Stormwater Backup:**
  - K2 performed an analysis based on shifting the pond to the northeast corner while utilizing the approved Arapahoe County and SEMSWA rain garden details. This confirmed stormwater would back up into the system in both the minor and major storm events. The existing site access has an elevation of approximately 5439.20 with stormwater draining towards it from the northeast. Approximately 0.88' of backup will still come into the aggregate base of the proposed stormwater pond. Other jurisdictional details were also evaluated and resulted in similar issues.
- **Site circulation and fuel delivery:**
  - The drive aisle circulation is designed to minimize fuel delivery and pedestrian vehicle points of contact. The current route will circulate the site through the main access, deliver fuel on the southern drive aisle (east of the proposed 7-Eleven), drive in a counterclockwise direction, and exit the site back onto Iliff. With a rain garden proposed on the northern side of the 2-pack canopy, the delivery of fueling will be required to shift to the NW corner of the site. This is detrimental for a few reasons; this shifts the underground storage tanks closer to the existing floodplain and blocks traffic utilizing the Iliff entrance to reach the trailhead, which is not acceptable from a traffic standpoint.
- **Vehicle Stacking:**
  - Traffic signal improvements are proposed as part of this project. This will be the only access to the future County trailhead to the west. The canopies are situated in a position that will allow industry standard traffic signal stacking. This was based on several months of research and evaluation between the design teams' traffic consultant and county traffic. Modifying the drive aisles and stacking at this signal, requirements of shifting the rainwater garden to the NE, would not provide adequate access to the signal.

**Proposed Alternative 2: Use of a stormwater pump to safely discharge water to the existing inlet previously built.**

K2 explored a variance to construct a pump with backup systems, alarms, and all the additional requirements provided on a previously approved pump within the County. Per previous submittals and discussions with both the County and SEMSWA, this variance would not be granted unless it was the only option. The use of a pump would safely discharge the stormwater onto the site, allow for greater pipe slopes, and avoid any stormwater backup in the rain garden.

**Proposed Alternative 3: Provide Underground Detention and Underwater Quality for the proposed site.**

K2 investigated the ability to utilize an ADS Underground Detention Facility to provide an underground detention facility and provide water quality treatment using an isolator row.

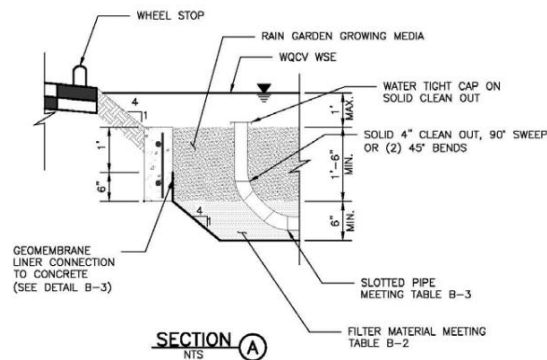


The proposed underground detention could be set directly at the invert of the proposed stormwater pipe (5436.00) with a discharging elevation of approximately 5435.5'. This design would remove any stormwater backup into the proposed system, as the stormwater would fill in the volume of the stormwater from approximately 5435.5 to 5437.83. K2 and 7-Eleven have developed multiple sites that utilize this underground detention system, and it would eliminate any stormwater backup into the proposed site.

In previous variance requests to Arapahoe County and TRC, this underground detention variance has been denied.

**Proposed Alternative 4: Eliminate inlet drops, utilize MHFD rain garden reduction in media, and reduce pipe sizes to raise invert into the pond.**

In order to gain additional height within the proposed rain garden, two variances could be applied on-site; one to remove the 0.1' drop within the proposed storm structures and one utilizing the MHFD rain garden detail. The proposed detail shown below only requires an 18" cross section and allows for a 0.5% slope within the 4" underdrain. These raised the bottom of the pond elevation to 5433.98'. This would still result in back up into the proposed system (100-yr HGL at 5434.39').

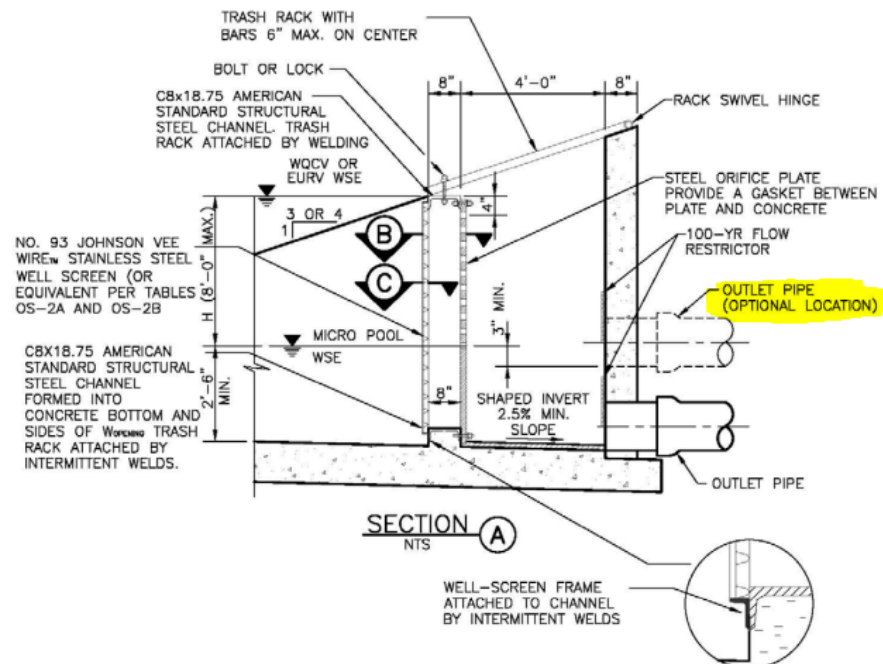


**Solution: Modified Extended Detention Basin (MEDB).**

A modified extended detention basin per Arapahoe County standards has been explored and determined to be the best solution for this unique situation imposed by the elevation of the HGL in the existing infrastructure. Typically, a MEDB is allowed for sites with impervious areas greater than 1 acre, which the site is slightly less than. After many discussions with the County and SEMSWA, it was agreed that this variance request alternative was the preferred option above all other alternatives explored above. K2 designed a modified extended detention basin on the southern portion of the site. A layout was able to be achieved that would maintain an outlet elevation above the existing 100-year tailwater elevation within Iliff, eliminating the backup that occurs in the alternatives above. The outlet structure will be utilized where the outlet pipe is



set 3" below the micropool elevation, shown in the detail below. Per the County/SEMSWA direction, there will not be a void underneath the outlet, and instead it will be filled with flowfill:



With a design utilizing a modified detention basin and this MHFD outlet structure detail with the outlet pipe 3" below the WQCV, backup into the proposed storm would be eliminated.

With the proposed design, the orifice sizes are larger than the minimum orifice size allowed (3/8"). Additional information regarding the proposed MEDB pond is described below.

- Outlet Invert: 5434.57 (set 3" below micropool WSEL elevation)
- Micropool WSEL: 5434.80
- Bottom of Micropool Elevation: 5432.07 (2.5' depth)
- Freeboard provided: Approximately 1.05'
- Velocity within 18" outlet: 5.97 ft/s
- Trickle channel slope: 1.0%
- Bottom of pond slope minimum: 4%
- 100-yr outflow: 0.89 cfs

Note all calculations are subject to change as the design progresses towards the final design, but they are placed within this variance to indicate they are above County and SEMSWA set minimums.

All calculations for the proposed pond, including rational method, detention sizing, and pipe calculations, are provided within the appendix of this request.



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REQUEST: #2

CODE SECTION: Typical County Outlet Structure Detail

REQUIREMENT: Outlet Pipe at bottom of Micropool elevation

PROPOSAL: Use MHFD Outlet Structure to set outlet pipe 3" below micropool WSEL.

JUSTIFICATION: Based on the alternatives explored above, the use of the MHFD Outlet pipe (filled with flowfill per County/SEMSWA request) would eliminate stormwater backup into the proposed MEDB.

K2 has worked very closely with SEMSWA and the County throughout the design process and would like to request the use of the above proposed MEDB and use of the MHFD outlet structure, as it will remove any additional backup from the existing infrastructure and will only require a single variance. Per the other alternatives, K2 believes this is the most effective and most in-line with the County code.

Respectfully Submitted,

*Michael Drago*

Michael Drago, P.E. –  
Project Civil Engineer  
K2 Civil Consultants

---

Referral Agency	Contact	Email	Rev Comments Yes or No
<b>FOUR SQUARE MILE AREA</b>	MARK LAMPERT	<a href="mailto:MLAMPERT@4EDISP.NET">MLAMPERT@4EDISP.NET</a>	Was the former Kum and Go site that they did not finish since Maverick was buying them out?
<b>Storm Water District- Southeast Metro Stormwater Authority</b>	Tiffany Clark	<a href="mailto:ESUBMITTALS@SEMSWA.ORG">ESUBMITTALS@SEMSWA.ORG</a> <a href="mailto:TCLARK@SEMSWA.ORG">TCLARK@SEMSWA.ORG</a>	Comments addressed within the County's Engineering Division Review.
<b>Fire – South Metro Fire</b>		<a href="mailto:REFERRALS@SOUTHMETRO.ORG">REFERRALS@SOUTHMETRO.ORG</a>	Comments specific to ASP25-003
<b>School District - Aurora</b>	Joshua Hensley	<a href="mailto:JDHENSLEY@AUORAK12.ORG">JDHENSLEY@AUORAK12.ORG</a>	No response
<b>Arapahoe County Agencies</b>			
<b>Arapahoe County Assessor- Commercial</b>	BEVERLY REYNOLDS	<a href="mailto:BREYNOLDS@ARAPAHOEGOV.COM">BREYNOLDS@ARAPAHOEGOV.COM</a>	No response
<b>LIBRARY DISTRICT- REFERRALS</b>	LINDA SPEAS	<a href="mailto:LSPEAS@ALD.LIB.CO.US">LSPEAS@ALD.LIB.CO.US</a>	No response
<b>Open Spaces</b>	Roger Harvey	<a href="mailto:RHARVEY@ARAPAHOEGOV.COM">RHARVEY@ARAPAHOEGOV.COM</a>	Comments specific to ASP25-003
<b>Public Health Department</b>	Steven Chevalier	<a href="mailto:PHLANDUSE@ARAPAHOEGOV.COM">PHLANDUSE@ARAPAHOEGOV.COM</a>	No Comments
<b>Arapahoe County/PWD/ENG/Traffic OPS</b>	Karl Packer	<a href="mailto:KPACKER@ARAPAHOEGOV.COM">KPACKER@ARAPAHOEGOV.COM</a>	Deceleration Lane Plan under review. ASP25-003
<b>Zoning</b>	Caitlyn Mars	<a href="mailto:CMARS@ARAPAHOEGOV.COM">CMARS@ARAPAHOEGOV.COM</a>	Signage under review ASP25-993
<b>MILE HIGH FLOOD DISTRICT</b>		<a href="mailto:SUBMITTALS@MHFD.ORG">SUBMITTALS@MHFD.ORG</a>	No response
<b>ARAPAHOE COUNTY POST OFFICE-CO/WY</b>	JASON EDDLEMAN	<a href="mailto:ASON.G.EDDLEMAN@USPS.GOV">ASON.G.EDDLEMAN@USPS.GOV</a>	No response
<b>CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS</b>	VICKY LISI	<a href="mailto:VLISI@CHERRYCREEKSCHOOLS.ORG">VLISI@CHERRYCREEKSCHOOLS.ORG</a>	No response
<b>Planning Office - Aurora</b>	Brandon Cammarata	<a href="mailto:BCAMMARA@AURORAGOV.ORG">BCAMMARA@AURORAGOV.ORG</a>	No Response
<b>Sherriff</b>			No Comments
<b>Emergency Management</b>	Nathan Fogg	<a href="mailto:NFOGG@ARAPAHOEGOV.COM">NFOGG@ARAPAHOEGOV.COM</a>	No Comments
<b>COMMUNITY RESOURCES</b>	SCOTT SICKAFOOSE	<a href="mailto:SSICKAFOOSE@ARAPAHOEGOV.COM">SSICKAFOOSE@ARAPAHOEGOV.COM</a>	No Comments

<b>Land Use</b>	Kenneth McKlem	<a href="mailto:KMcKlem@arapahoegov.com">KMcKlem@arapahoegov.com</a>	No Comments
<b>PATROL REFERRALS</b>	GLENN THOMPSON	<a href="mailto:GTHOMPSON@ARAPAHOEgov.COM">GTHOMPSON@ARAPAHOEgov.COM</a>	No Comments
<b>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</b>	JILL CARLSON	<a href="mailto:CGS_LUR@MINES.EDU">CGS_LUR@MINES.EDU</a>	No Objections
<b>WEST ARAPAHOE CONSERVATION DISTRICT</b>		<a href="mailto:WESTARAPAHOECD@YAHOO.COM">WESTARAPAHOECD@YAHOO.COM</a>	No Comments
<b>RTD</b>	C Scott Woodruff	<a href="mailto:ENGINEERING@RTD-DENVER.COM">ENGINEERING@RTD-DENVER.COM</a>	No Exceptions
<b>HOAs</b>			
<b>Highline Glenn</b>		<a href="mailto:tpadilla@acmhoa.com">tpadilla@acmhoa.com</a>	No Response
<b>Huntington Estate/Welch</b>		<a href="mailto:mshillsman@comcast.net">mshillsman@comcast.net</a>	No Response
<b>Cherry Creek CC Master</b>		<a href="mailto:info@westwindmanagement.com">info@westwindmanagement.com</a>	No Response
<b>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</b>		<a href="mailto:NRE.EASEMENT@CENTURYLINK.COM">NRE.EASEMENT@CENTURYLINK.COM</a>	No Response
<b>Xcel Energy /ROW</b>	Violeta Ciocanu	<a href="mailto:VIOLETA.CIOCANU@EXCELENERGY.COM">VIOLETA.CIOCANU@EXCELENERGY.COM</a>	Comments specific to ASP25-003
<b>CCVW S-CHERRY CREEK VALLEY W &amp; S- DISTRICT 4141</b>	LISA GLENN	<a href="mailto:CREEK@CCVWATER.NET">CREEK@CCVWATER.NET</a>	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 the design layout of water and sewer mains/service lines. Review the District's Rules and Regulations at <a href="http://cherrycreekvalleywaterco.gov">cherrycreekvalleywaterco.gov</a> .
<b>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER</b>	JOANNA WILLIAMS	<a href="mailto:JOANNA.WILLIAMS@STATE.CO.US">JOANNA.WILLIAMS@STATE.CO.US</a>	No response
<b>Colorado Parks and Wildlife</b>	MATT MARTINEZ	<a href="mailto:MATT.MARTINEZ@STATE.CO.US">MATT.MARTINEZ@STATE.CO.US</a>	No response

**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

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# ARAPAHOE COUNTY

Public Works and Development – Planning Division  
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650  
[www.arapahoegov.com](http://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, <a href="mailto:erose2@arapahoegov.com">erose2@arapahoegov.com</a>
Engineer's Name & Email:	Emily Gonzales, <a href="mailto:egonzales@arapahoegov.com">egonzales@arapahoegov.com</a>
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
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	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](http://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.



# ARAPAHOE COUNTY

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[www.arapahoegov.com](http://www.arapahoegov.com)

## Referral Routing Form Second Review

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

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.

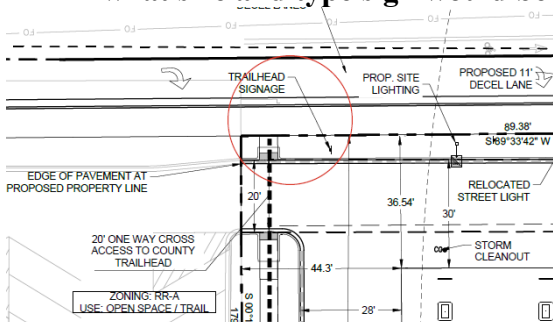
	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	<u>Arapahoe County Open Spaces</u>
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Roger Harvey – Planning Manager</u>

**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](mailto:rharvey@arapahogov.com)**



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto: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](mailto:violeta.ciocanu@xcelenergy.com)



# ARAPAHOE COUNTY

**Public Works and Development – Planning Division**  
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

## *Referral Routing Form*

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

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I have NO comments to make on the case as submitted.	<u>RTD C. Scott Woodruff</u>
<input type="checkbox"/>	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.





# ARAPAHOE COUNTY

**Public Works and Development – Planning Division**  
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

## *Referral Routing Form*

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

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
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	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)

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# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**

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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](mailto: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
<b>VB Assumed</b>	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.

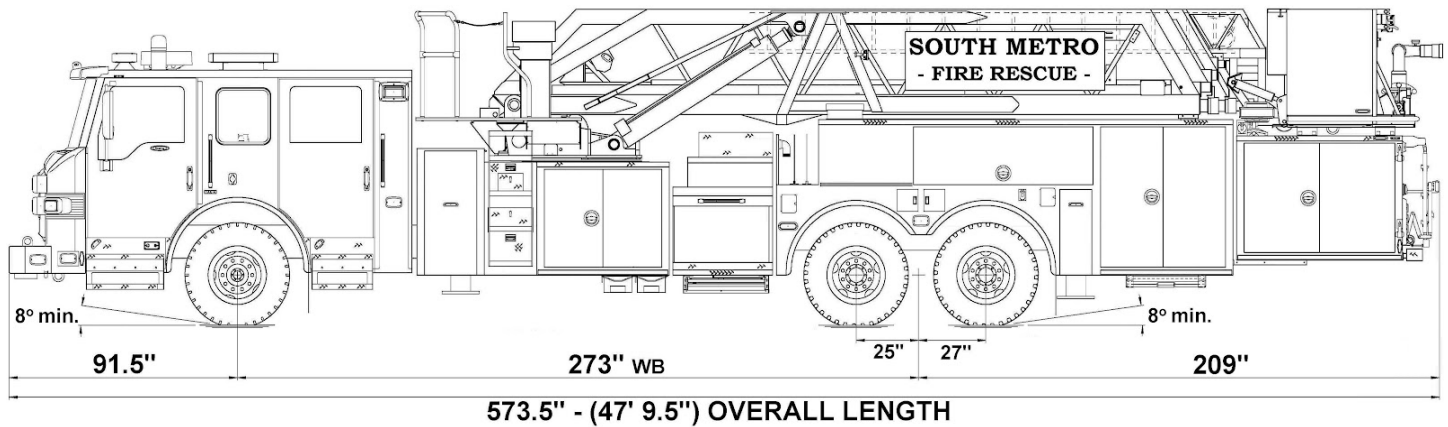
# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**



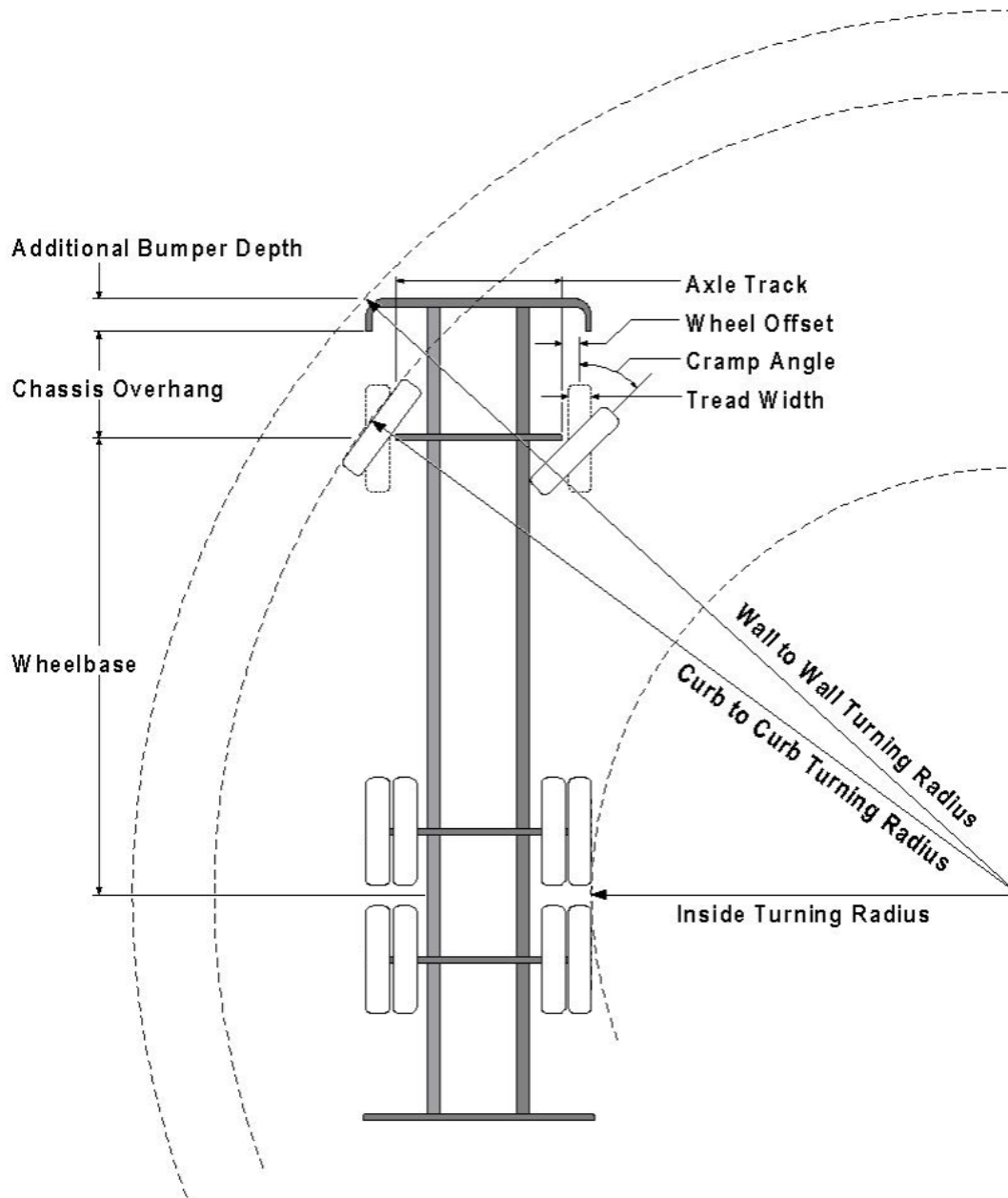
Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

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**

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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.