



LAND DEVELOPMENT
CONSULTANTS, LLC



City of Aurora

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August 21, 2020
Lisa Croston
Lighted Business Signs
544 Apollo Court
Littleton, Co 80124
Re: Roadrunner Convenience Store
Case Number: 1987-6015-06

Dear Ms. Croston:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

A. Planning W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. The distance from the flow line or the back of the sidewalk to the sign needs to be shown. Requirements are the sign should be at least 21 feet from the flow line or four feet in back of the sidewalk.

Distance from sidewalk has been shown.

B. Traffic Brianna Medema 303-739-7336 bmedema@auroragov.org

1. See comments in Gold on the site plan.

Comments have been addressed.

2. See page 1 of 7 for comments 2 through 5. Sight triangle per COA STD TE-13.1, Design Speed of Chambers Road is 50mph.

Sight triangles have been added. See 02_Chambers_Site Triangles for Traffic Review_1-09-24.

3. Based on aerial imagery, this ramp has been replaced with two directional ramps. Update to be accurate with existing conditions in this area.

Pedestrian ramps have been labeled.

4. Traffic signal pole is in this location. Add traffic signal easement from PI to PI (as shown) and ensure the proposed monument sign is outside of the Traffic Signal Easement area.

Traffic signal easement has been shown.

5. Add sight triangles per COA STD TE-13.2, Design Speed 35mph

Sight triangles have been added. See 02_Chambers_Site Triangles for Traffic Review_1-09-24.

6. Page 4 of 7. New Traffic Signal Easement is required.

Traffic signal has been shown.

7. Maintain new sign outside of Traffic Signal Easement.

Sign is located outside of easement.

C. Real Property Maurice Brooks 303-739-7294 mbrooks@auroragov.org

1. The sign bubble is shown touching the Traffic Signal easement. If the sign encroaches into the

easement, then a License Agreement will need to be obtained to cover that portion of the sign. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Sign is located outside of easement.

Please resubmit your work with the requested change. You may email it directly to me at wbarrett@auroragov.org . Should you have any questions you may contact me via email or by calling 303.739.7133

Sincerely,

Planning and Development Services

Planning Division

15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012

303.739.7250

W. David Barrett

Sr. Planner II