



Project Review Team Case Recommendation

DATE: May 16, 2012

Case:	D-214-12	Case Planner:	Jenny Axmacher
Location:	5601 Quebec Street	Applicant:	Valero Diamond Metro Inc.
Request:	Development Plan to raze and rebuild existing gas station, adding a Subway restaurant	Current Zoning:	PUD (Planned Unit Development)

DEPARTMENT / AGENCY	COMMENTS
SACWSD, Steve Voehringer	Can Serve Letter with conditions submitted. <i>See specific details attached.</i>
Neighborhood Services	No comment submitted.
Building Safety, Patrick Buckley	Project Specific and General Building comments submitted. <i>See specific details attached.</i>
Economic Development, Julie Jacoby	The Economic Development Department is pleased with Valero's plans to renovate their existing store, turn the building for more visibility along Quebec, and add a Subway restaurant. ED is looking forward to their reopening and continued success and expansion in Commerce City.
Parks Planning, Traci Ferguson	Since this new development will include a Subway restaurant that was not previously a part of the convenience store, this would be considered increased intensity and a park fee-in-lieu will be charged on the restaurant portion of the expansion. <i>See specific details attached.</i> Park Fee-in-Lieu: $(\$45,364/\$12,000) * \$0.05 * 2,200 \text{ sq. ft.} = \mathbf{\$415.84}$.
Police Department, Chuck Baker	No comments submitted.
Engineering, Rachele Urso	The Utility Notification of Colorado's phone number is 811, this should be updated on Sheet 4.
Fire District, Kevin Vincel	No comments submitted.
Tri-County Health, Vanessa Richardson	After reviewing the application materials that you provided, Tri-county Health Department (TCHD) has comments relating to demolition of buildings, the underground storage tanks, and the food service plan review and sun safety. Please see the attached detailed comments.
District 14, Sandy Mutchler	No Comments Submitted.
Qwest, Kelly Ziebert	No Comments Submitted.
Xcel, Donna George	Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

	As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center, at 1-800-922-1987 to have all utilities located prior to any construction.
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PRT Recommendation: *APPROVAL*