



July 10, 2026

City of Castle Pines
Community Development Department
7437 Village Square Drive, Suite 200
Castle Pines, CO 80108

Re: ***QuikTrip 4266 Management Plan***
USR-2026-001

GENERAL SITE INFORMATION

The Site is located at the northwest corner of the realigned S. Havana St. and Castle Pines Parkway on Lot 1 of the Canyonside Preliminary Plan No. 2 in the Canyons Planned Development Planning Area 1. The site is currently vacant property.

MANAGEMENT PLAN

The proposed QuikTrip Convenience store will consist of a new single-story Convenience Store with separate detached gas pumps, drive aisles and parking, landscaping, and associated utility improvements. This Management Plan addresses the items in the City of Castle Pines Zoning Ordinance Section 2113.

- Section 2113.01: Approximately 1,200 customers (or Clients) are anticipated daily to the QuikTrip Convenience Store and gas station. In the context of a gas station, number of Clients refers to how many customers the operation serves. There is a future phase for a car wash, but the car wash is not a part of this Site Improvement Plan application and will be submitted with a separate Site Improvement Plan application.
- Section 2113.02: Hours of operation: 24 hour
- Section 2113.03: Number of employees: 12 (maximum number on-site during shift change; 6 employees for morning shift, 6 employees for afternoon shift, and 1 employee for overnight shift)
- Section 2113.04 Required outside parking: 48 stalls
- Section 2113.05: Permit requirements:
Colorado State Discharge Stormwater Permit
Grading and Erosion Control Permit
Parker Water and Sanitation District Utility Plan Approval
Building Permit
Fire Safety Operational Permit
EPA Compliant Underground Storage Tank Registration
State Fuel Tax License
Retail Food Establishment License
Nicotine Product Retail License
Fermented Malt Beverage and Wine Retailer License



Section 2113.06: The building square footage does not warrant requirements for a sprinkled system.
 An existing fire hydrant exists at the right-turn only access off S. Havana Street
 and a new hydrant is proposed within the site on the east side of the property.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Jessica McCallum".

Jessica McCallum, PE