



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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March 13, 2025

JR Fredstrom
QS Holdings, LLC
18475 W Colfax Ave, Ste132-208
Golden, Colorado, 80401

Re: PLANNING COMMISSION HEARING RESULTS: Conditional Use and Site Plan Amendment
Application Number: DA-1458-26

Dear JR Fredstrom:

Congratulations! Your application was approved by the Aurora Planning and Zoning Commission at a public hearing on March 12, 2025. The table below shows the results of the Planning Commission's actions.

Planning Case Number	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
1993-6001-07	Conditional Use – Approved with a condition	No, unless appealed or called up	1. The proposal, as submitted, shall substantially comply with the operations outlined in the letter of introduction of record. Significant changes to business operations may be approved administratively as long as the changes do not establish a new use or expansion of use which is not permitted by zoning.
1993-6001-06	Site Plan Amendment – Approved with a condition	No, unless appealed or called up	1. Resolution of technical issues prior to the recordation of the site plan amendment and issuance of any building permits.

Please be aware that your Planning Commission approval may be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the Council has two meetings following the Planning Commission's decision to vote for a call-up. In either event, I'll let you know if a City Council hearing is required.

Any technical revisions may be uploaded for review as soon as they become available.

In our Aurora Advantage 4 Business initiative we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!

https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey

Sincerely,

A handwritten signature in cursive script, appearing to read "Ani Karabashian".

Ani Karabashian, Planner I
City of Aurora Planning and Development Services

cc: Steven Bunch (TAIT & Associates, Inc. | 320 Lincoln Ave, Loveland, CO, 80537) / James Ohlson (R4 Architects Inc | 226 Remington St, Ste 3 Fort Collins, Co)
Justin Andrews, ODA
Filed: K:\\$DA\1400-1499