



February 13, 2025

Jesscia Glavas
Quiktrip Corporation
12000 Washington St.
Ste. 175
Thorton, CO 80241

Re: PLANNING COMMISSION HEARING RESULTS: QUIKTRIP 4263 – CONDITIONAL USE AND SITE PLAN
Application Number: DA-1483-03

Dear Jessica Glavas,

Based on the findings of the Aurora Planning Commission, your application for a conditional use and site plan for a motor vehicle fueling station has been denied at the public hearing that occurred on February 12, 2025. The table below summarizes results of the Planning Commission's actions.

Planning Case Number	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
2000-6044-08	Conditional Use Denied	No, unless appealed or called up	N/A
2000-6044-07	Site Plan Denied by extension of CUP denial.	No, unless appealed or called up	N/A

You may appeal the Planning and Zoning Commission decision by filing an appeal with the City Manager in ten calendar days. Please note the decision may also be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. The City Council has two meetings following your Planning and Zoning Commission's decision to vote for a call-up.

If you do decide to appeal, please let me know immediately and I will inform you of the next steps and required materials.

If you have any questions, please feel free to give me a call. I can be reached at Jschirem@auroragov.org or (303) 739-7468.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department
cc: Shelby Madrid, Agent, (Kimley Horn and Associates)



Lorianne Thennes, ODA

Filed: K:\\$DA\ K:\Dept\Planning and Dev Serv\ZDR\\$DA\1483-03rev3Scott Campbell, Neighborhood Services