



Letter of Introduction

To: City of Aurora
From: Danielle Prescott
Kimley-Horn and Associates, Inc.
Date: 02/26/2024
Subject: QuikTrip 4283 – Colorado E-470 and East 64th Avenue

Letter of Introduction

QuikTrip is looking to improve the existing site located at the southeast corner of Colorado E-470 and East 64th Avenue. It is zoned in an airport district (AD); fuel stations are permitted uses.

The project is anticipated to consist of a travel center convenience store with on-site fuel canopy and sales. Drive aisles and parking looping the building, landscaping, and associated utility improvements.

This project has minimal impact on the surrounding properties. This project does not cause the development to go out of conformance and meets the code requirements of The City of Aurora. This goal will ensure the land is:

- Used efficiently to support broad-based economic development and the adequacy of housing and public services.
- Developed in an environmentally sustainable and aesthetically appealing manner.
- Supplied with public facilities sufficient to meet demand.
- Served by a safe, convenient, multimodal, and interconnected transportation system.

We appreciate your review and approval of these plans. Please contact me at 720-897-6312 or at danielle.prescott@kimley-horn.com should you have any questions.

Sincerely,

Kimley-Horn and Associates, Inc.